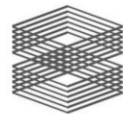


# BioForge at Hazelwood Green

## Planning Commission Hearing 9.19.2023



TISHMAN SPEYER

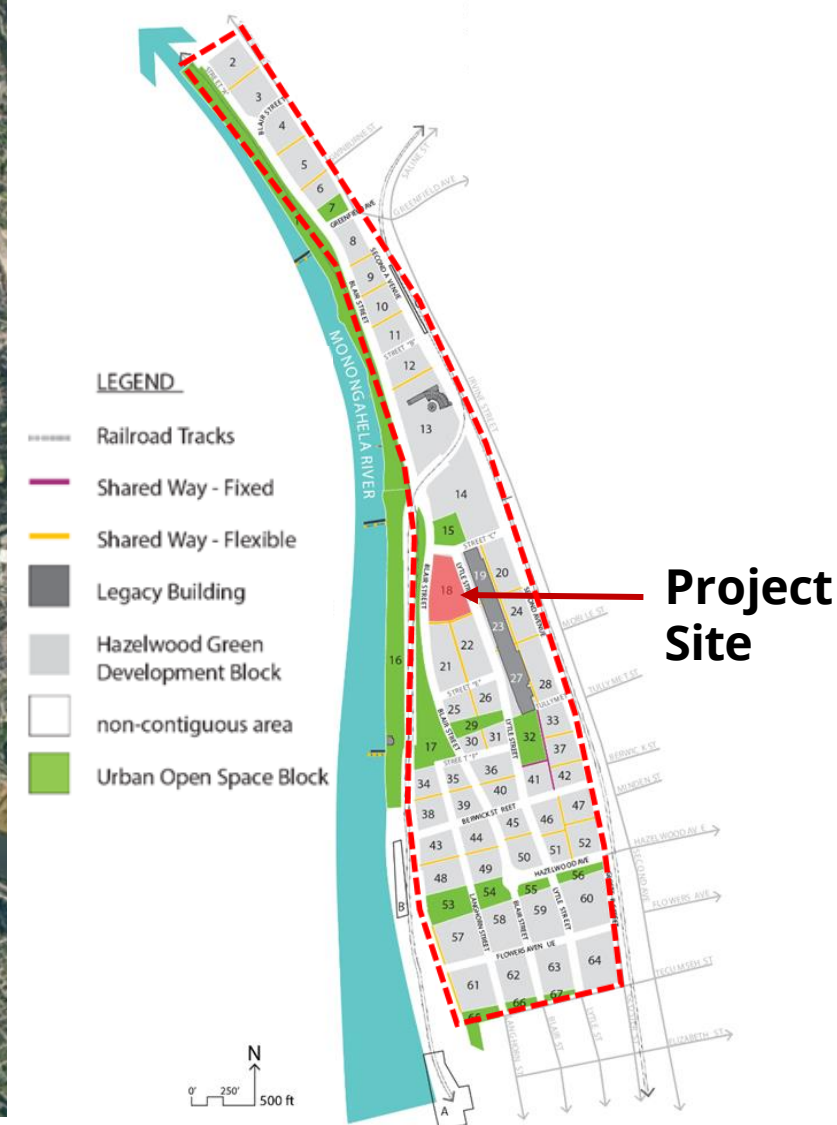
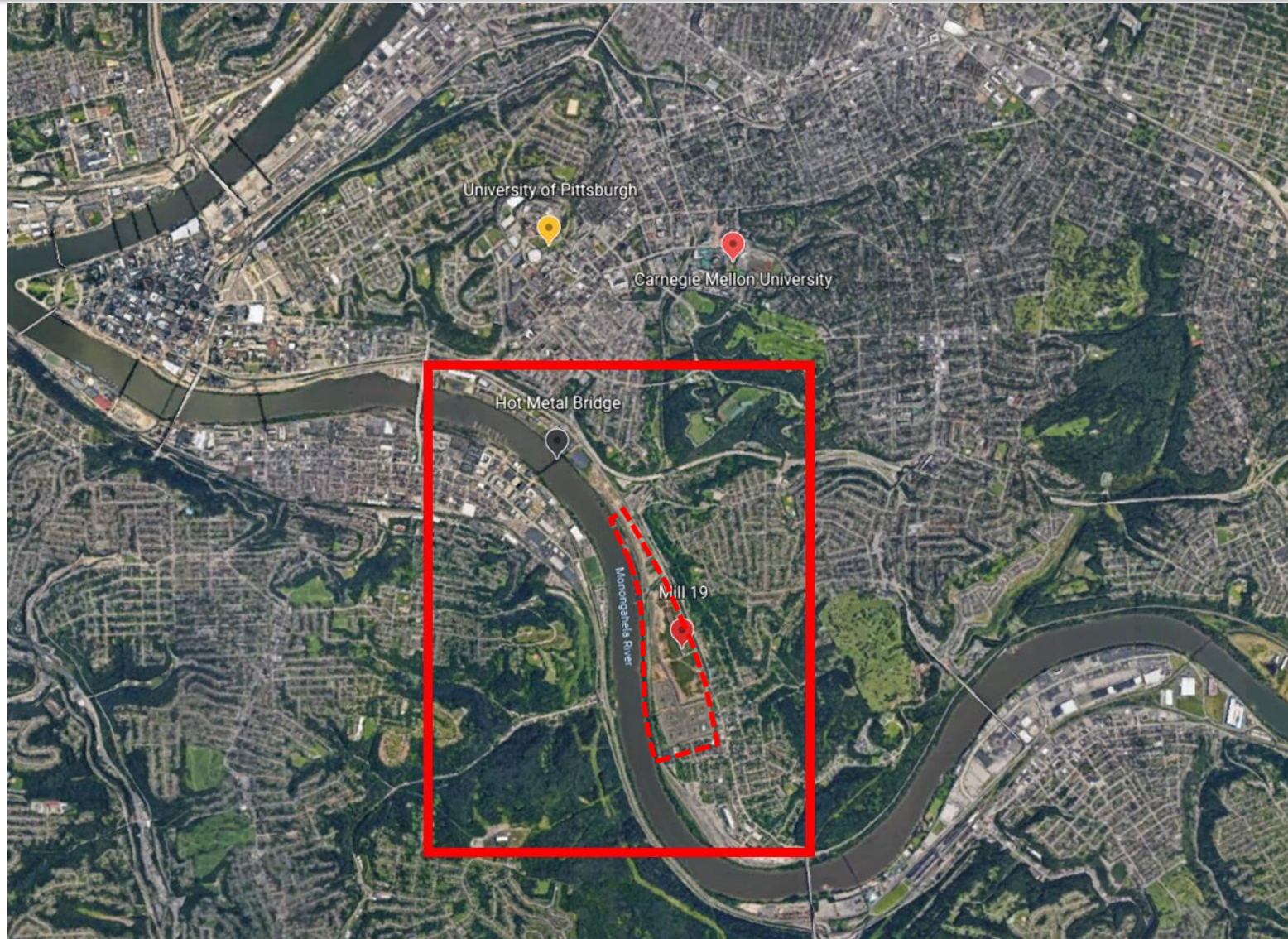


**Turner** JOINT VENTURE  
**IMBUTECH**





# SP-10 -Hazelwood Green







# Site Context

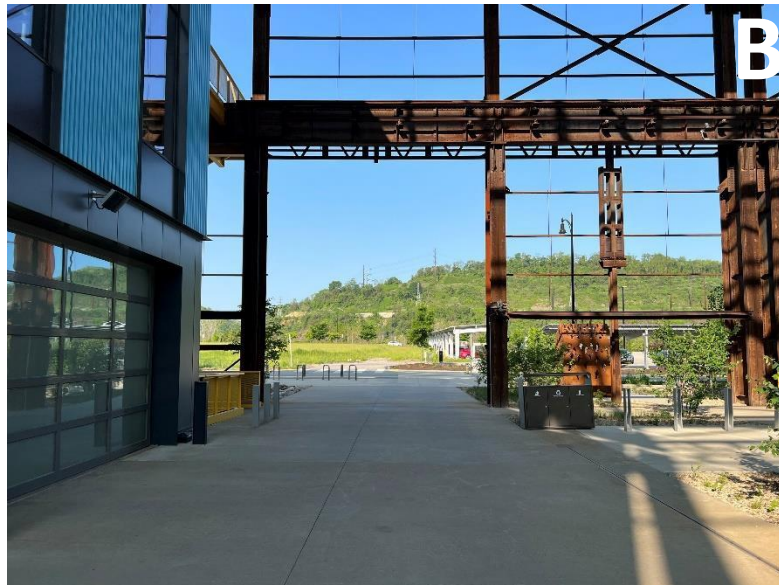






# Site Context

View Corridor  
through Mill 19







# Site Map



Development Site



Existing Project Site





# Public and Community Outreach

## **April 2023**

- Greater Hazelwood Community Collaborative meeting: overview of Pitt's Neighborhood Commitment and Community Life Sciences work

## **May 2023**

- Hazelwood Initiative meeting: Overview of Pitt's Neighborhood Commitment and Community Life Sciences work
- GHCC Executive Committee BioForge Briefing
- Turner Imbutec Info Session for Underrepresented Businesses

## **June 2023**

- BioForge Community Meeting

## **July 2023**

- BioForge Development Activity Meeting (DAM)
- Procurement Pre-qualification event





# Community Engagement & BioForge

Advancing economic stability for residents and local business owners has been a major theme of what we've heard from Hazelwood residents and local leaders

- Together, the University of Pittsburgh, Turner Imbutec Joint Venture, and ElevateBio teams are working to connect Hazelwood residents to jobs of all types with family sustaining wages including:
- Targeted underrepresented business outreach for subcontracting
- Procurement opportunities
- Construction & Trade pre-apprenticeship support
- Paid training to take one of the many roles involved in therapy manufacturing
- A dedicated University of Pittsburgh workforce development counselor providing one on one guidance to find the “right fit” position at Pitt





# SP-10 - Hazelwood Green

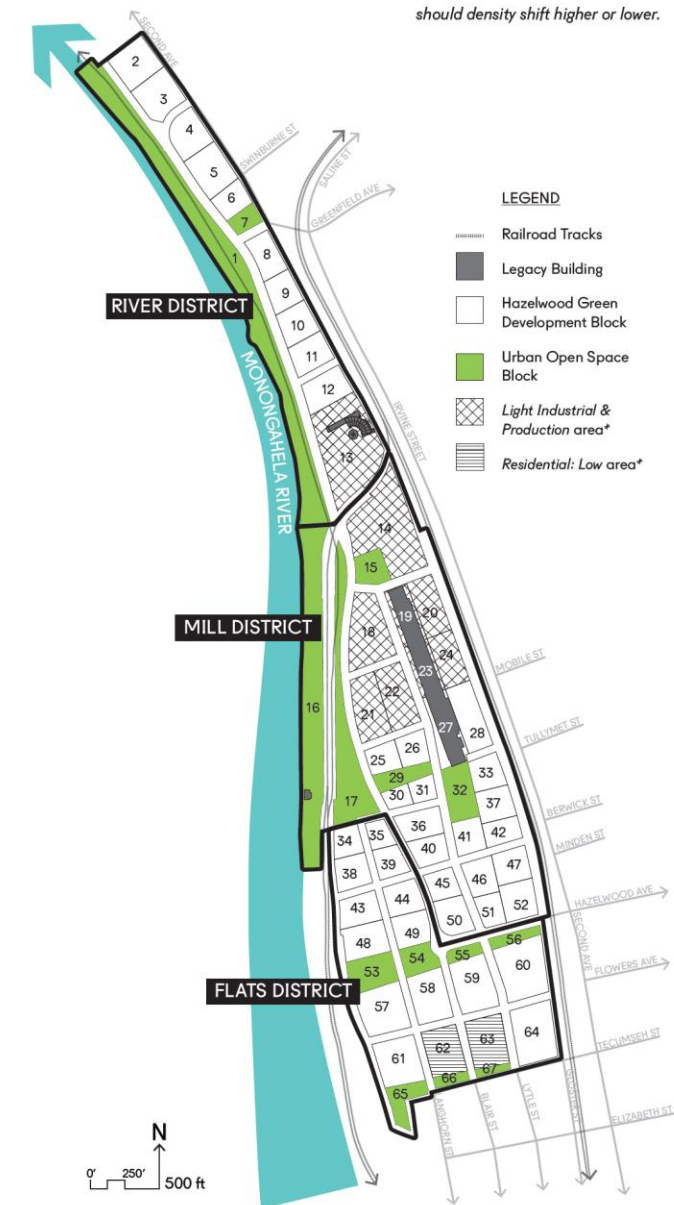
## The Mill District

- Hazelwood Green's first phase of development
- Reflect the rich heritage of the steel production that once took place on the site, while celebrating a new role in the innovation economy

### Building Type D Examples

Left: Vertical Harvest, Jackson, WY

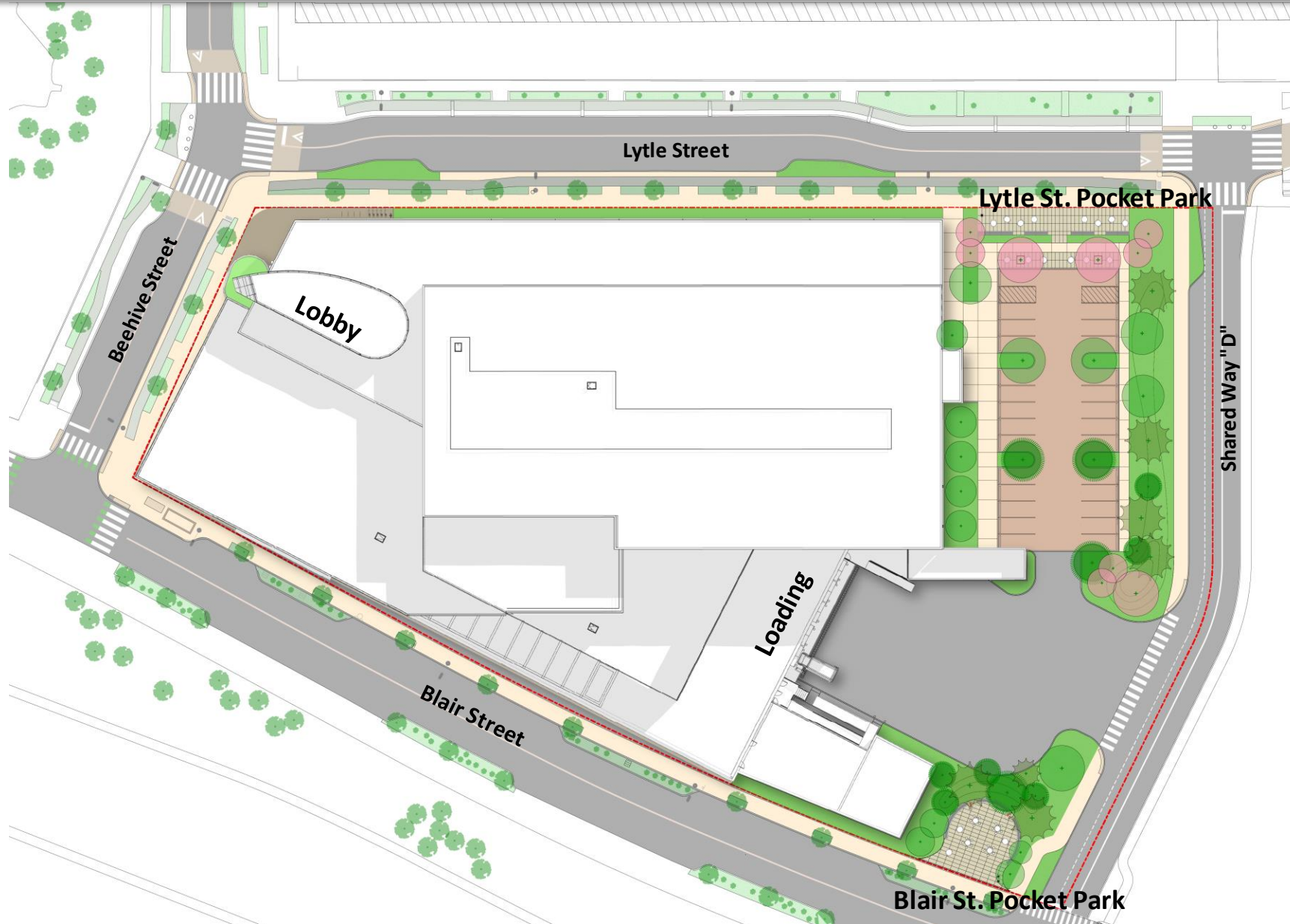
Right: University of Washington







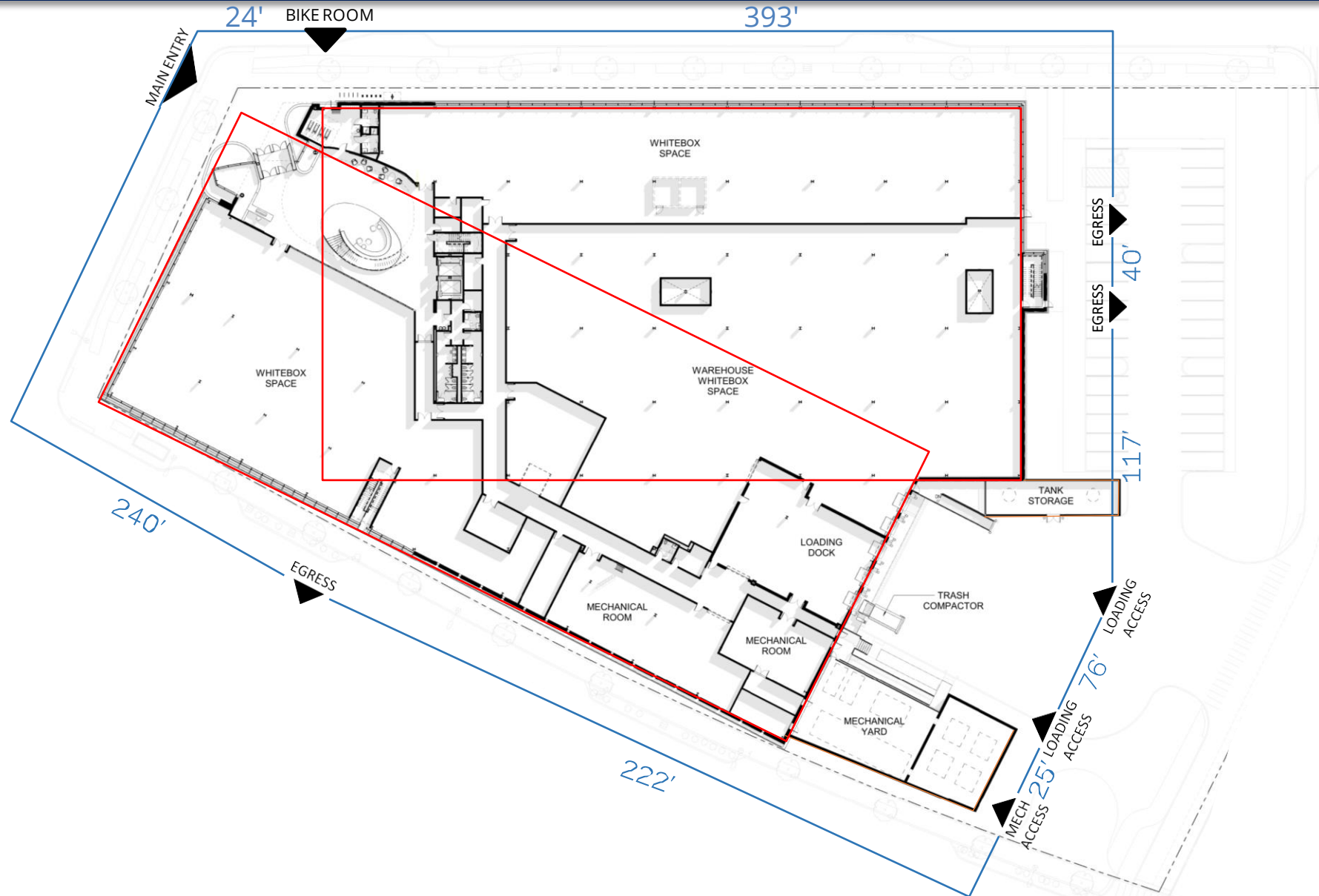
# Proposed Site Plan







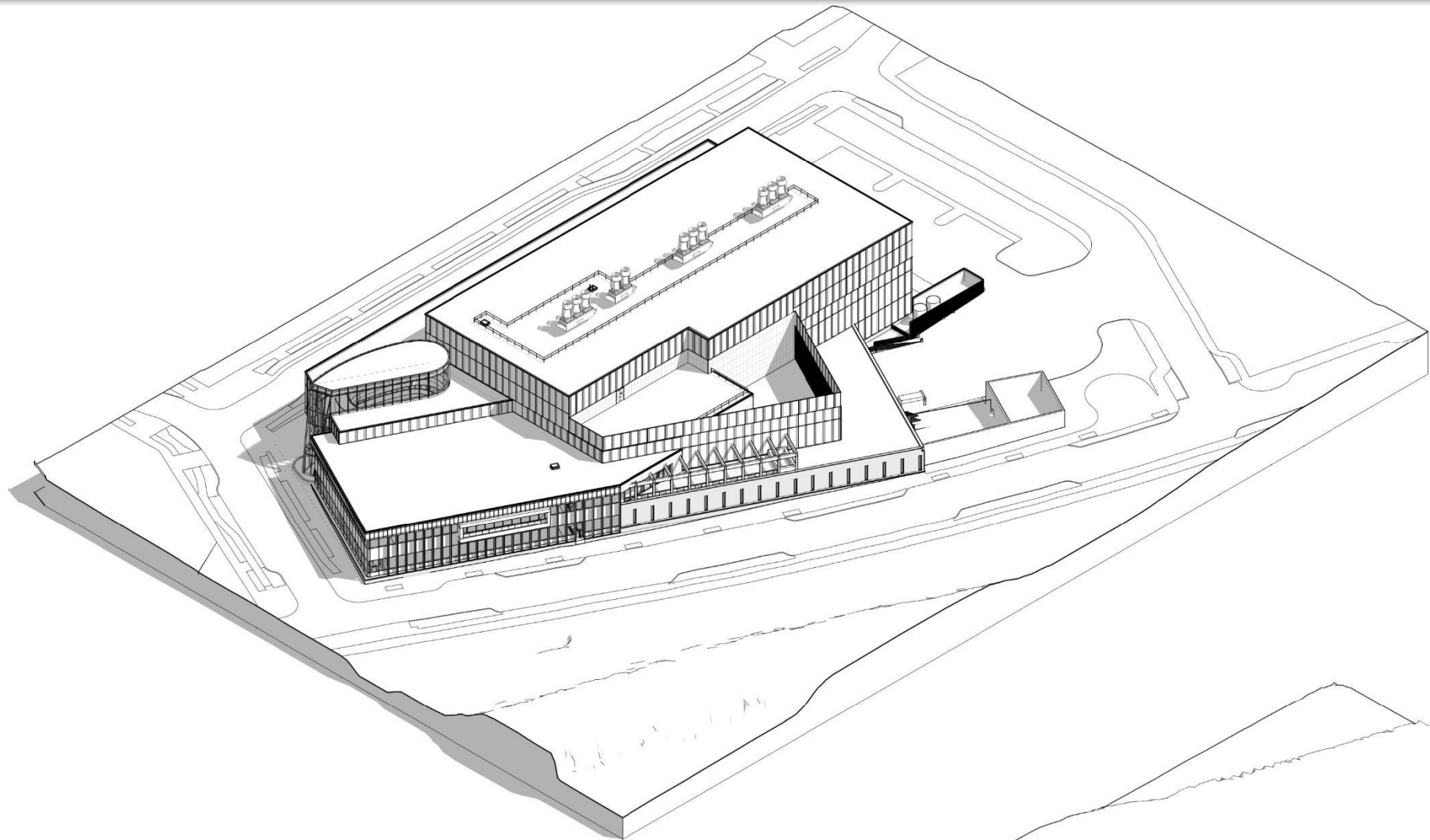
# Building Design







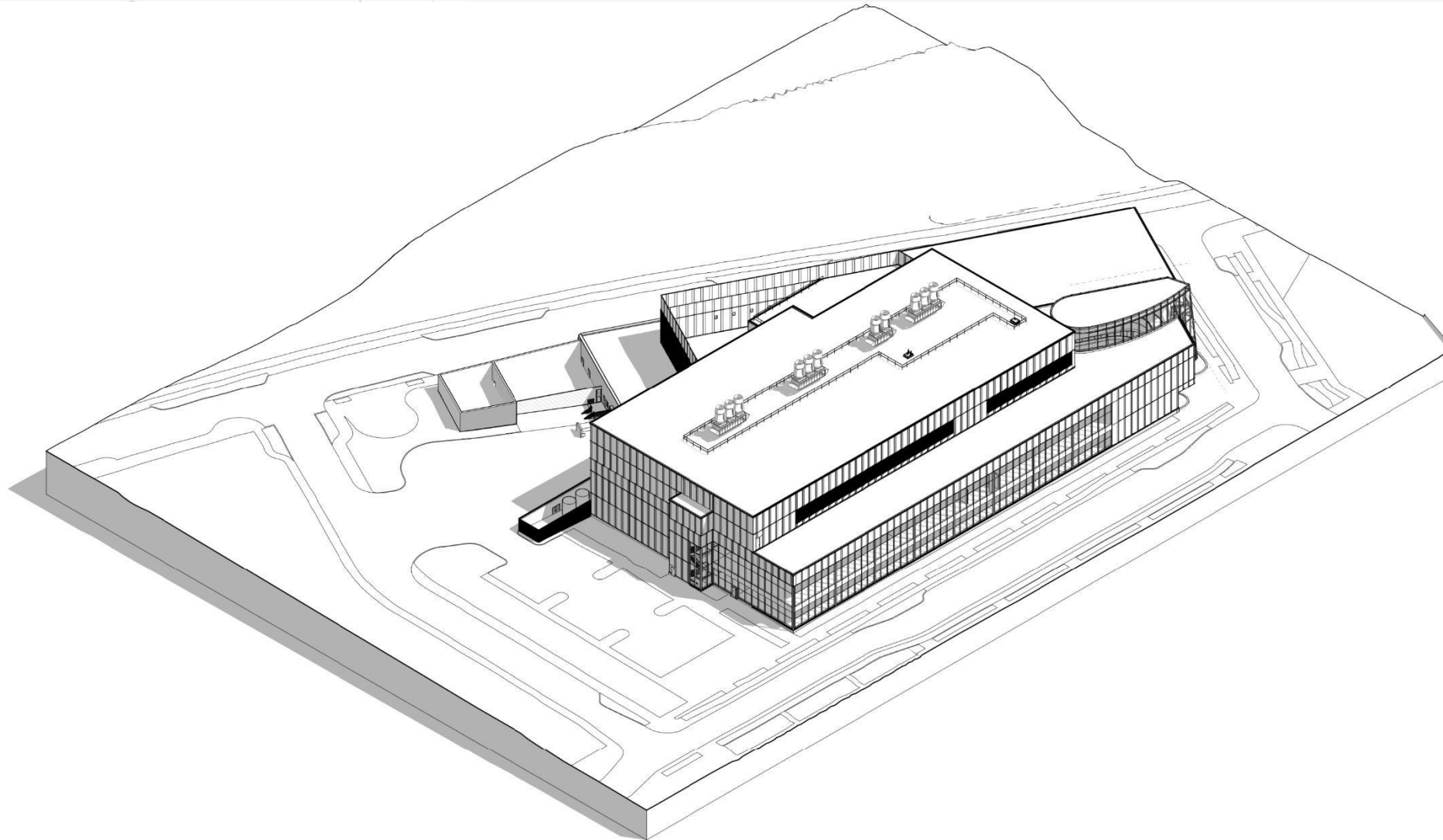
# Building Massing – Northwest View







# Building Massing – Southeast View

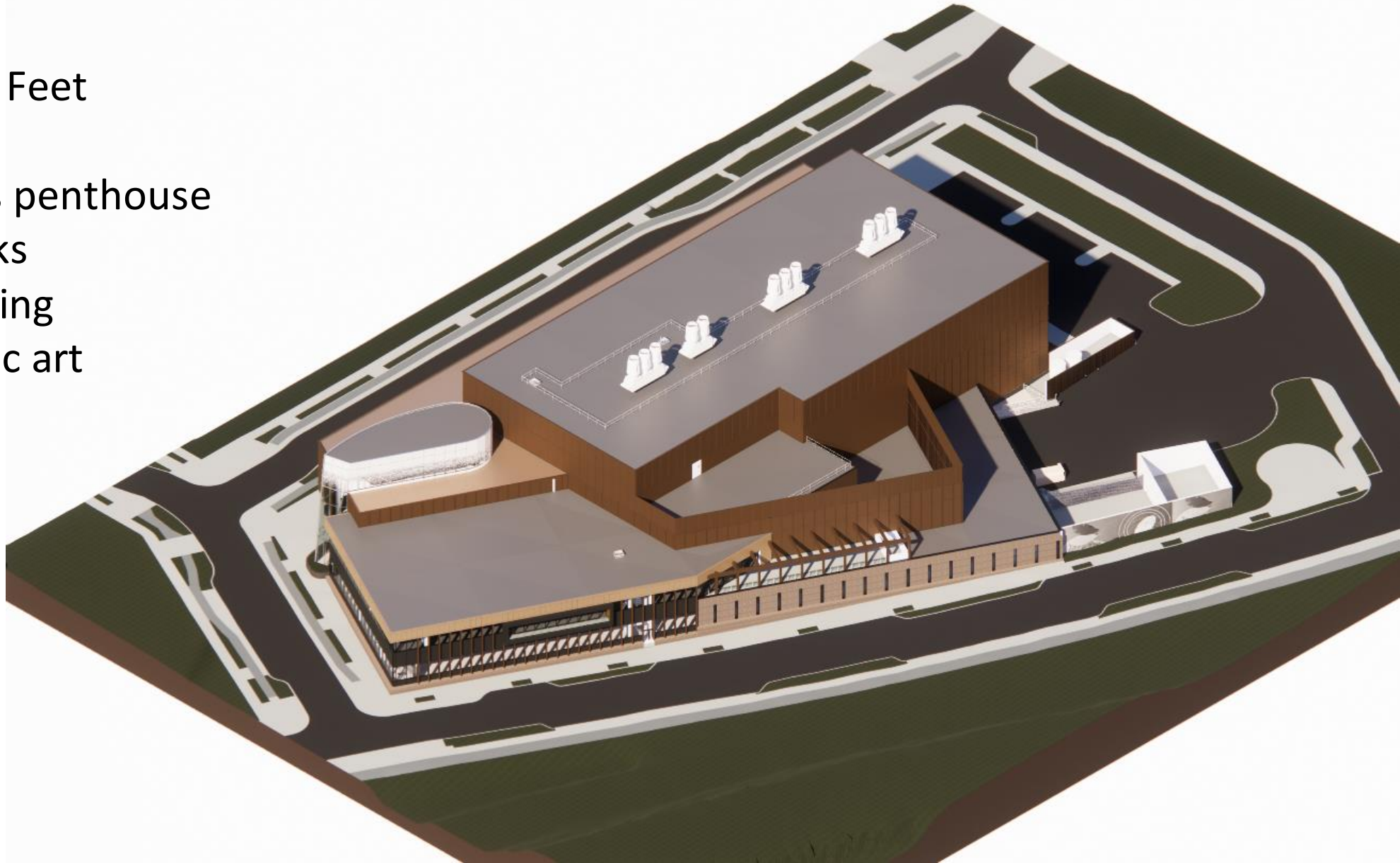






# Building Information

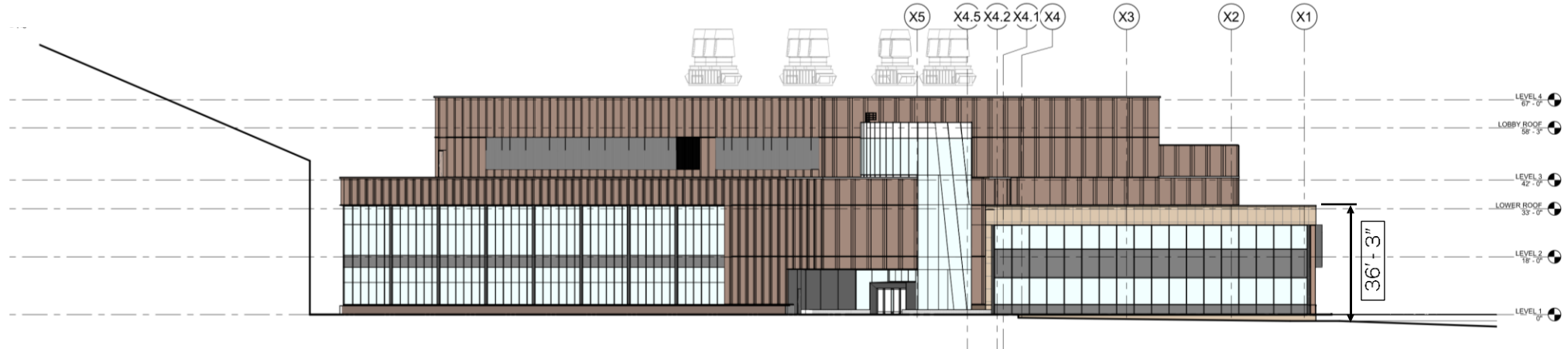
- 185,000 Square Feet
- 68 feet tall
- Two stories plus penthouse
- Two pocket parks
- LEED Gold building
- Integrated public art



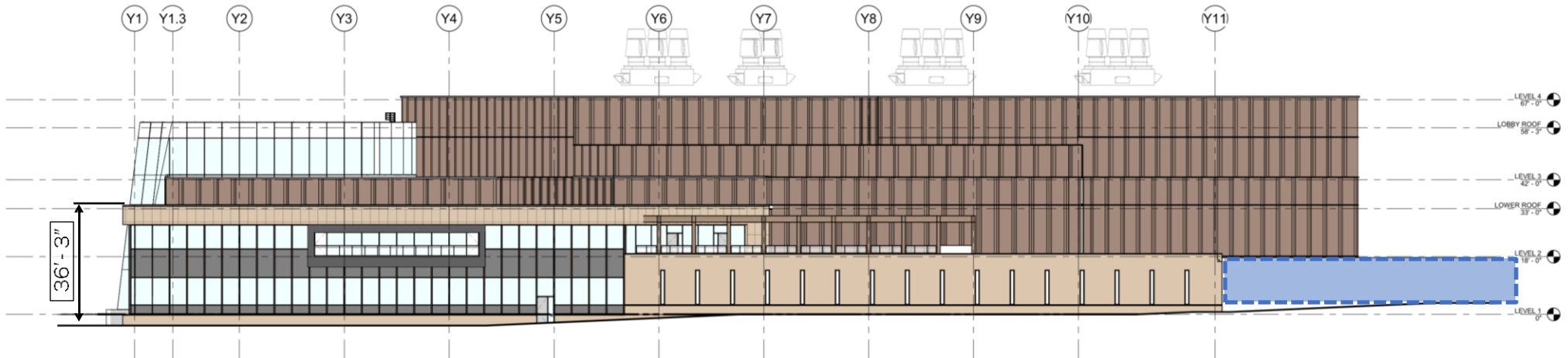




# North and West Elevations



NORTH ELEVATION - BEEHIVE STREET



WEST ELEVATION - BLAIR STREET

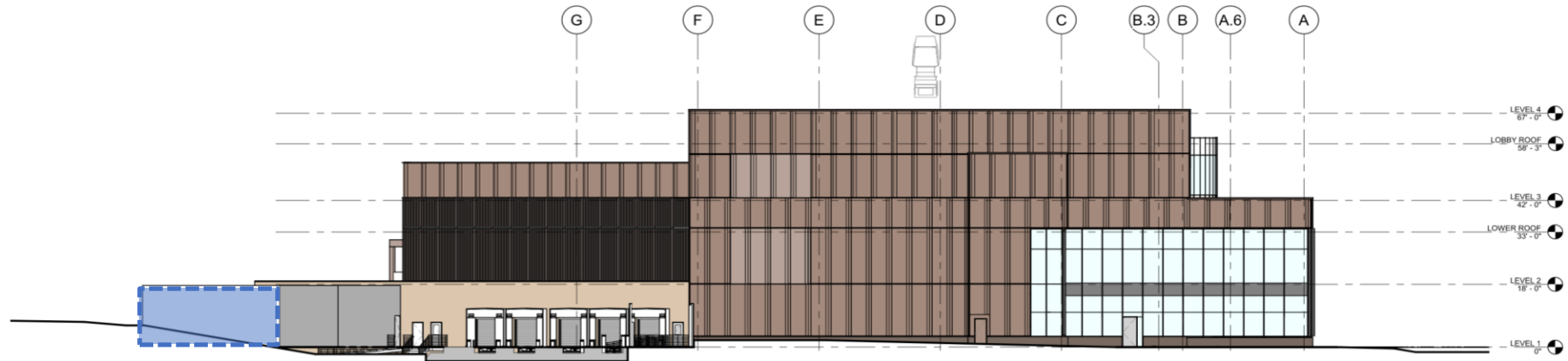


Proposed Public Art Location

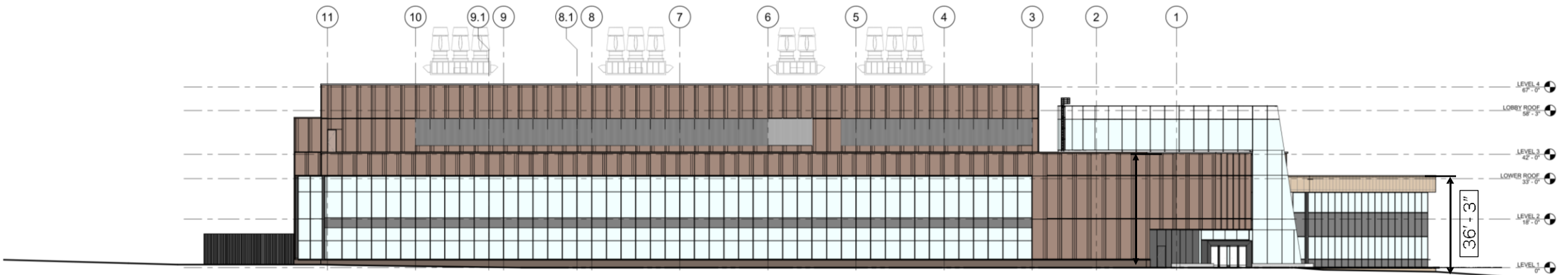




# South and East Elevations



SOUTH ELEVATION - D STREET



EAST ELEVATION - LYTLE STREET



# Entrance near Lytle Street and Beehive Street







# Corner of Beehive Street and Blair Street





# Beehive Street Elevation







# Corner of Blair Street and Shared Way "D"





# Blair Street Elevation







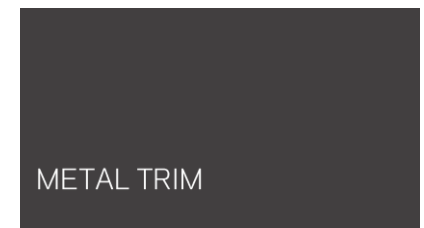
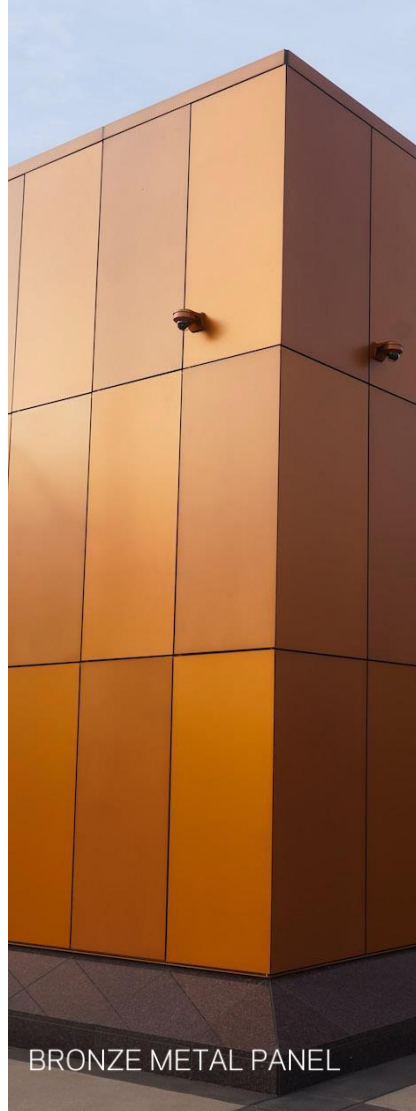
# Corner of Lytle Street and Shared Way "D"







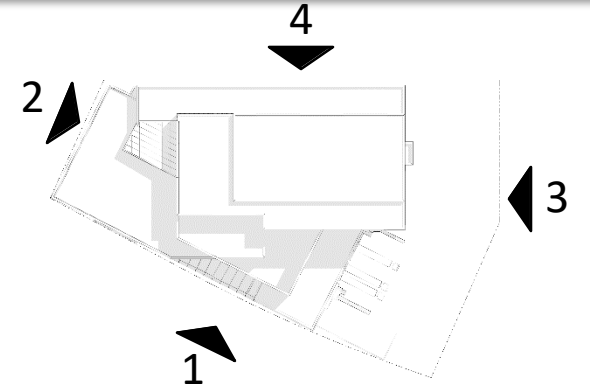
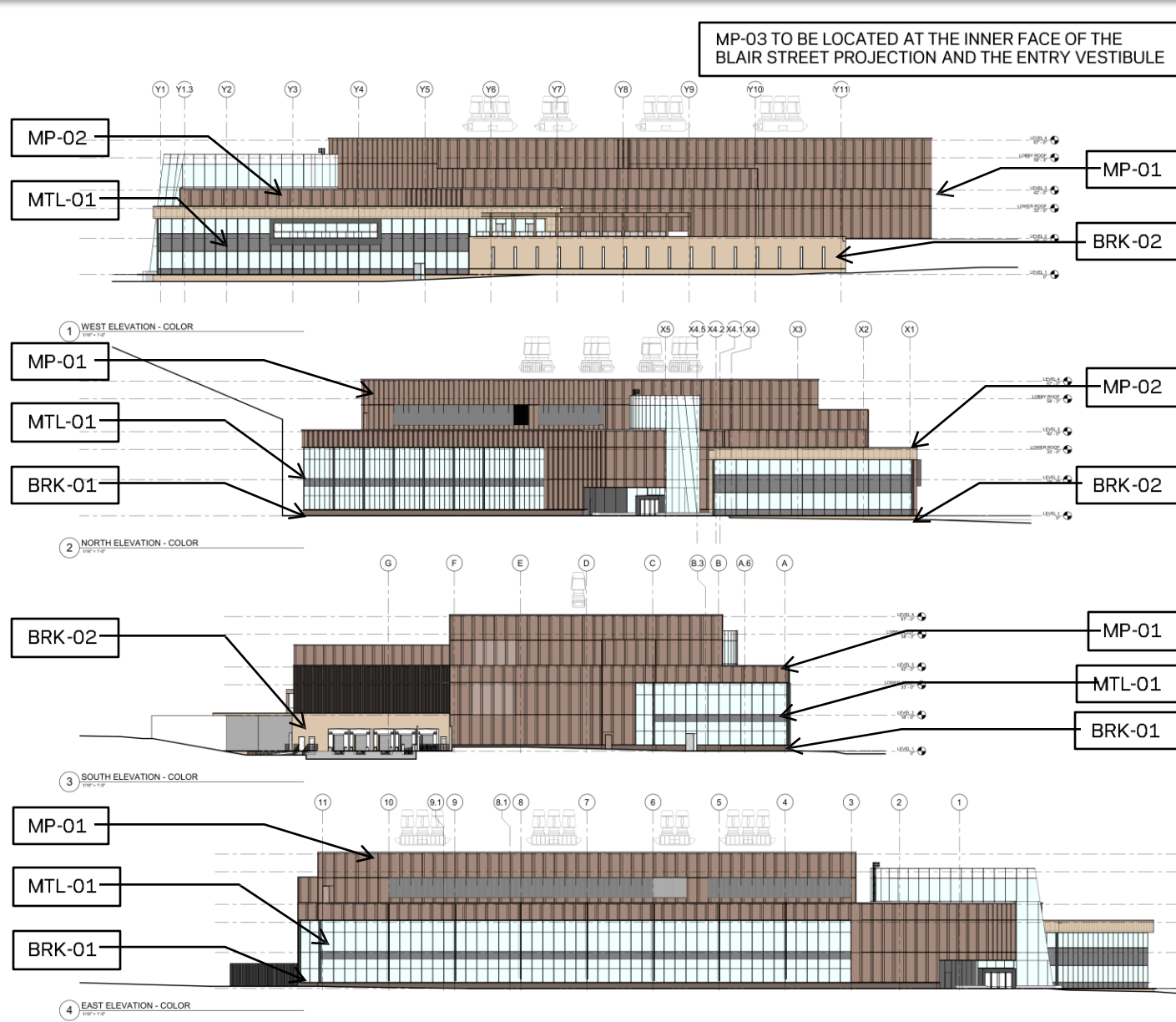
# Exterior Materials





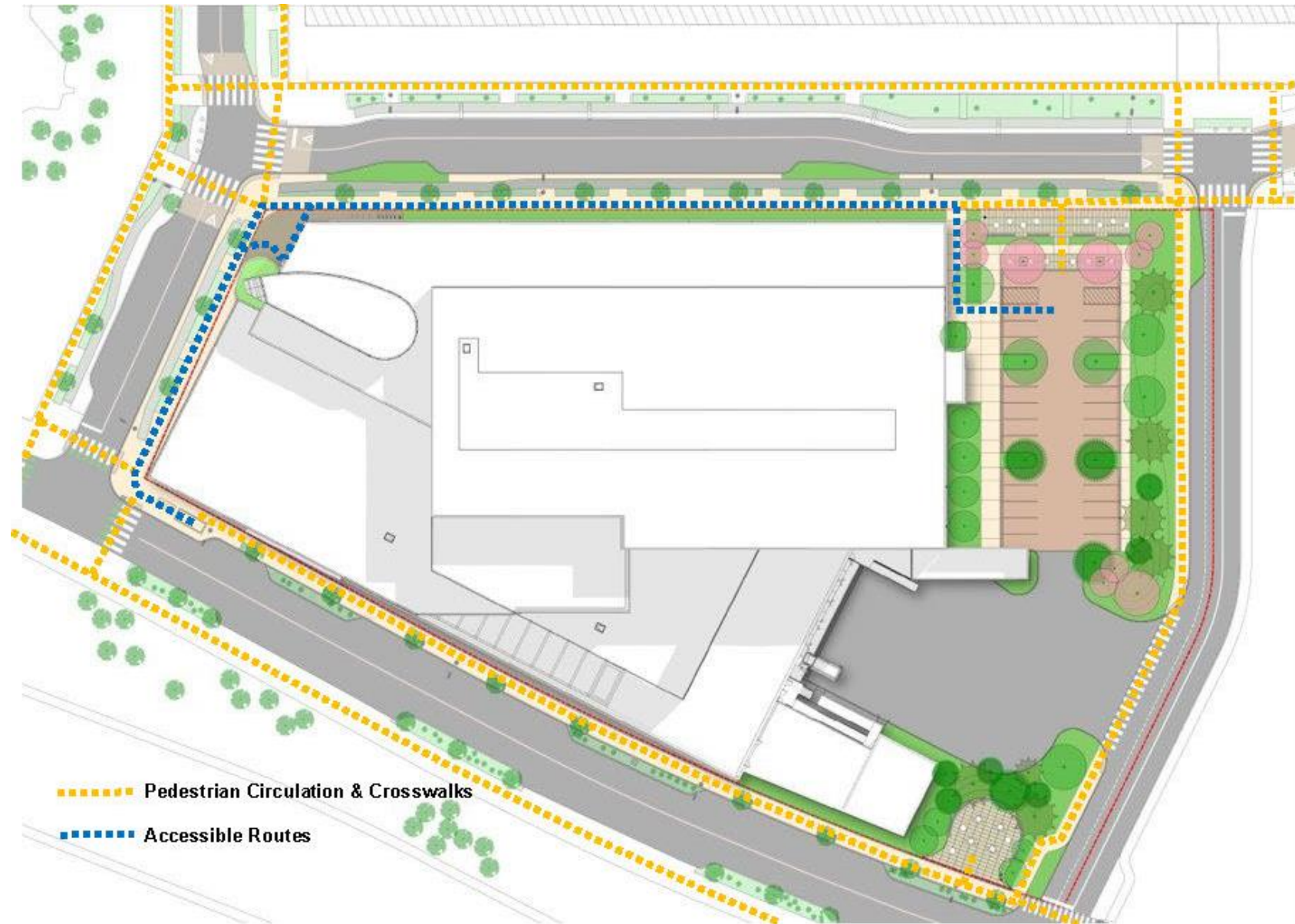
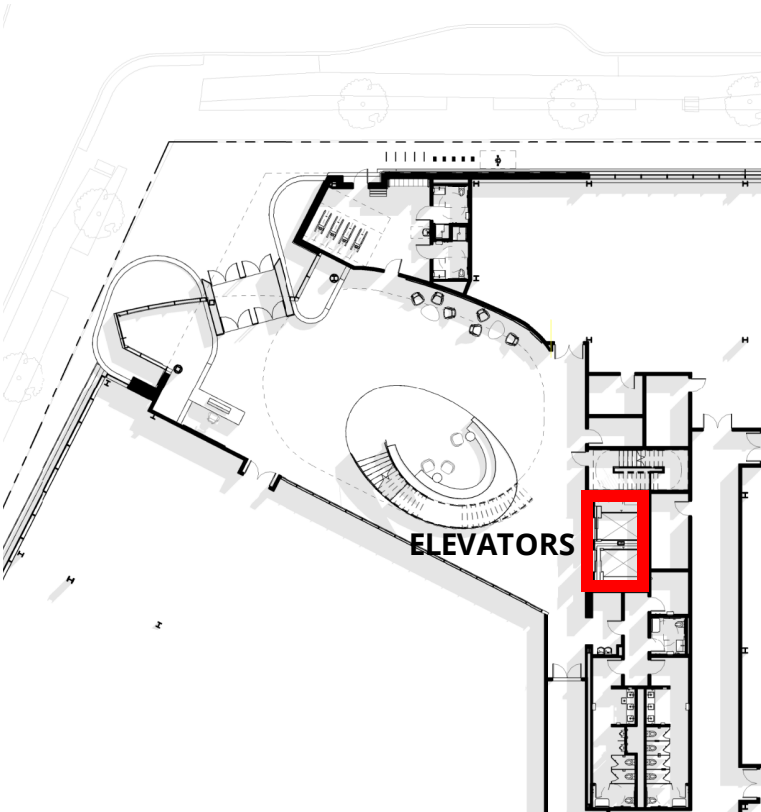


# Exterior Materials





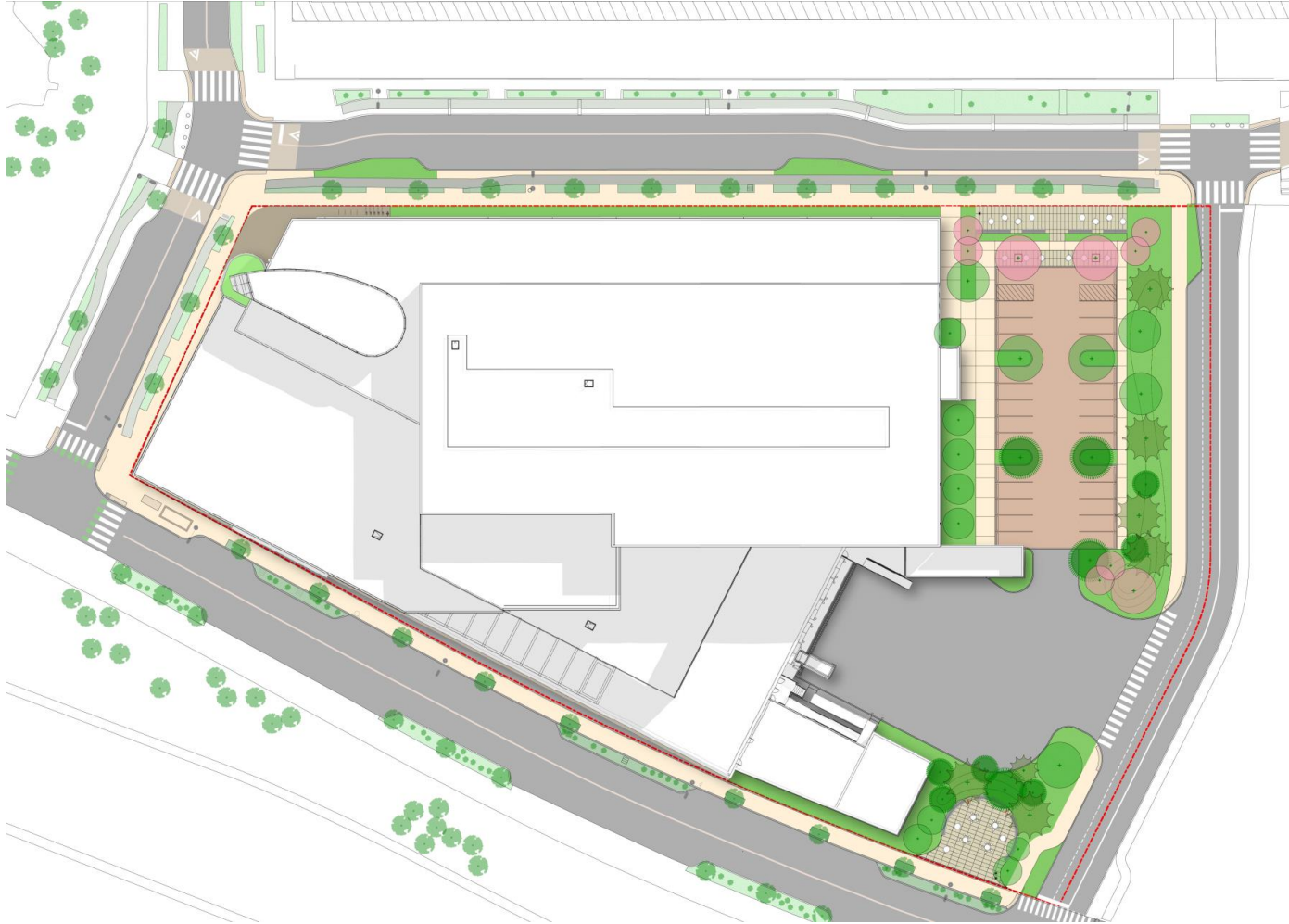
# Accessibility and Access







# Accessibility and Access



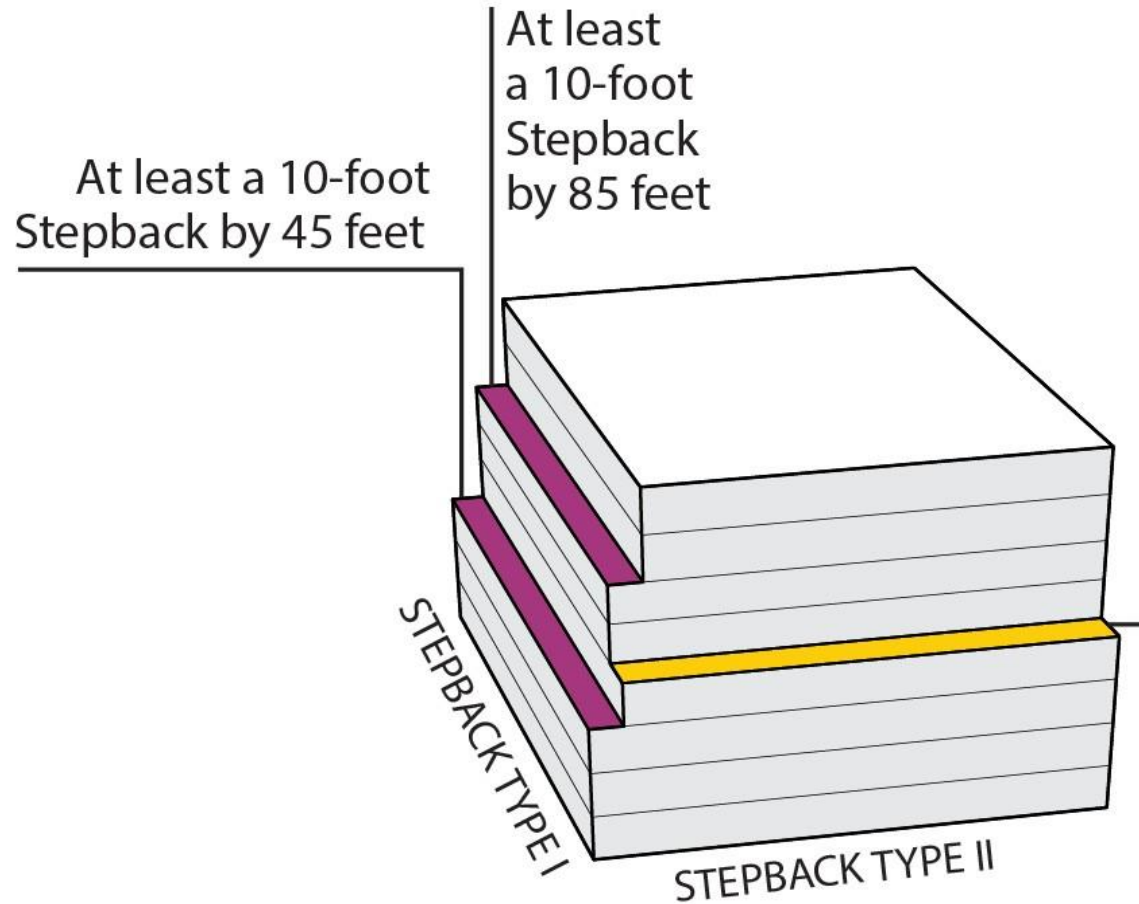
EXISTING SIDEWALK STRIPING



PROPOSED SIDEWALK STRIPING  
AT SHARED WAY



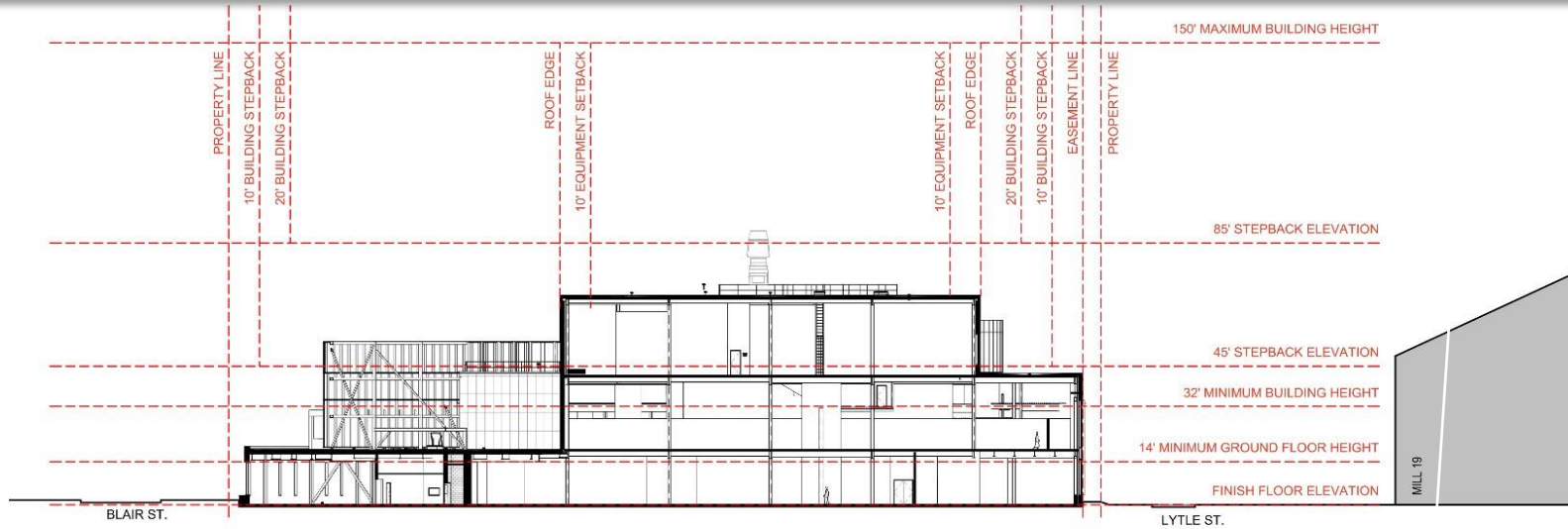
# Building Stepbacks



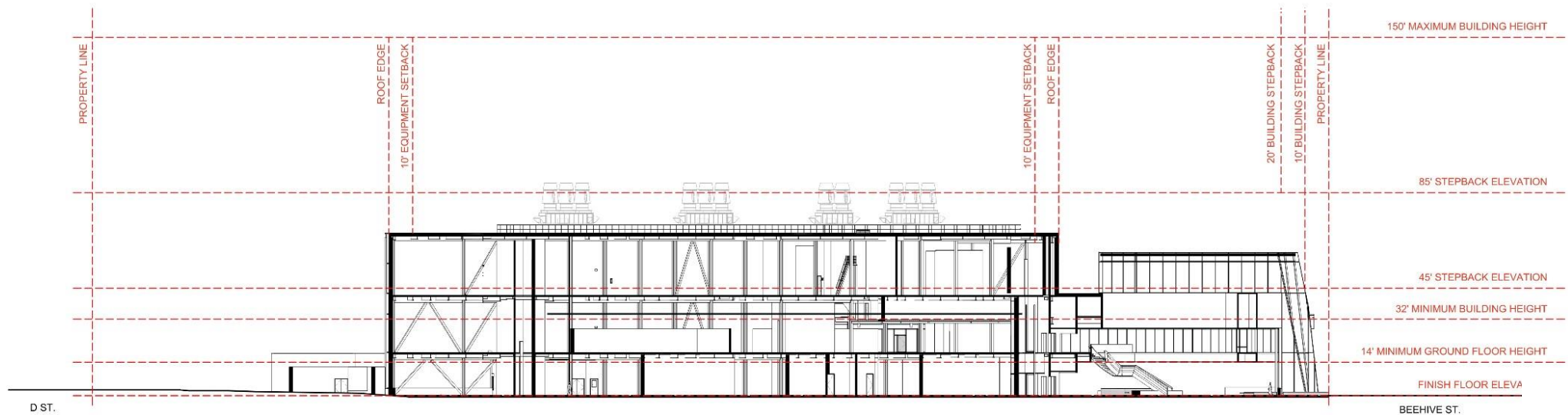




# Building Dimensions



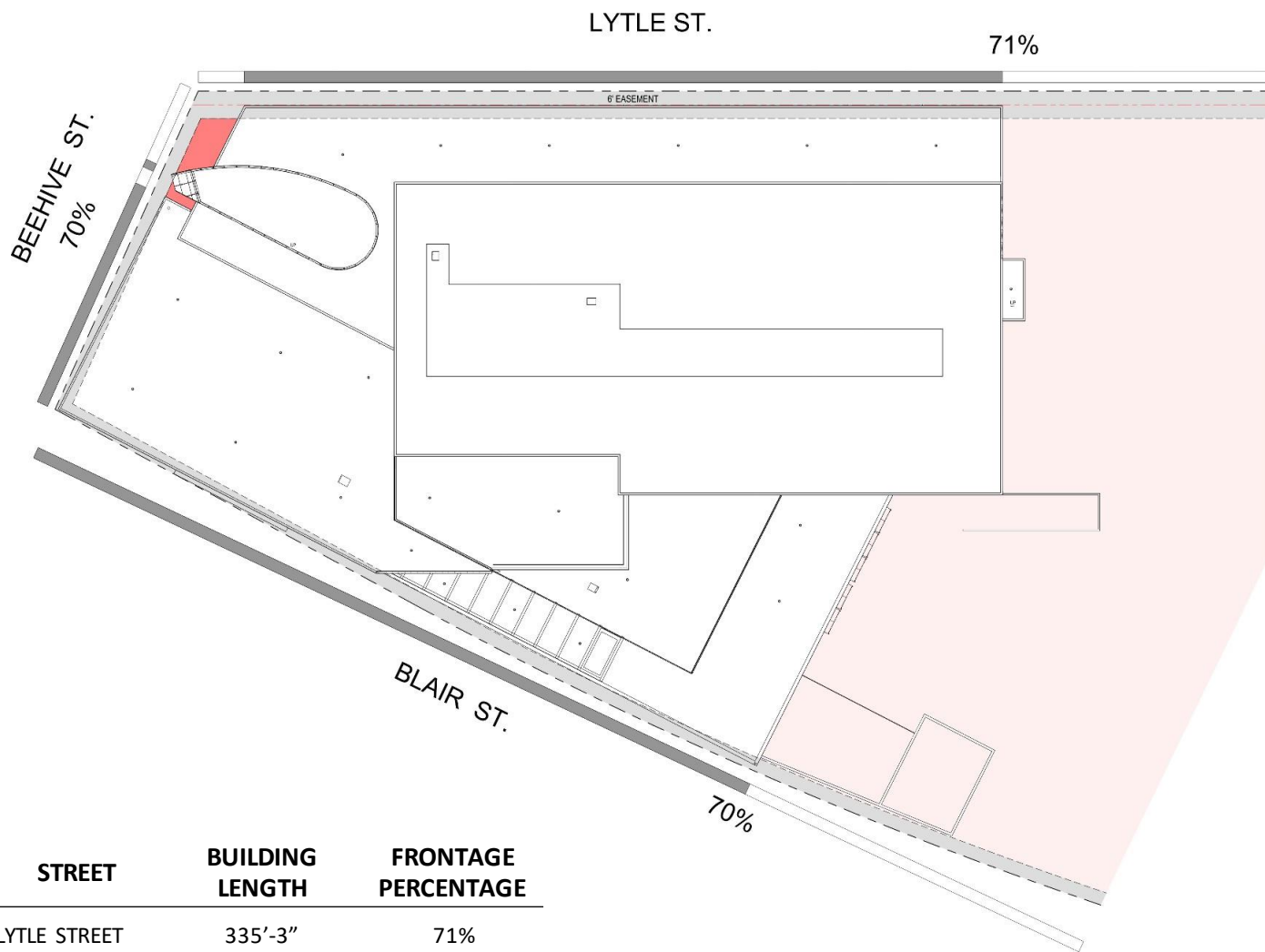
1 SECTION DIAGRAM - ZONING HEIGHTS - LYTLE & BLAIR



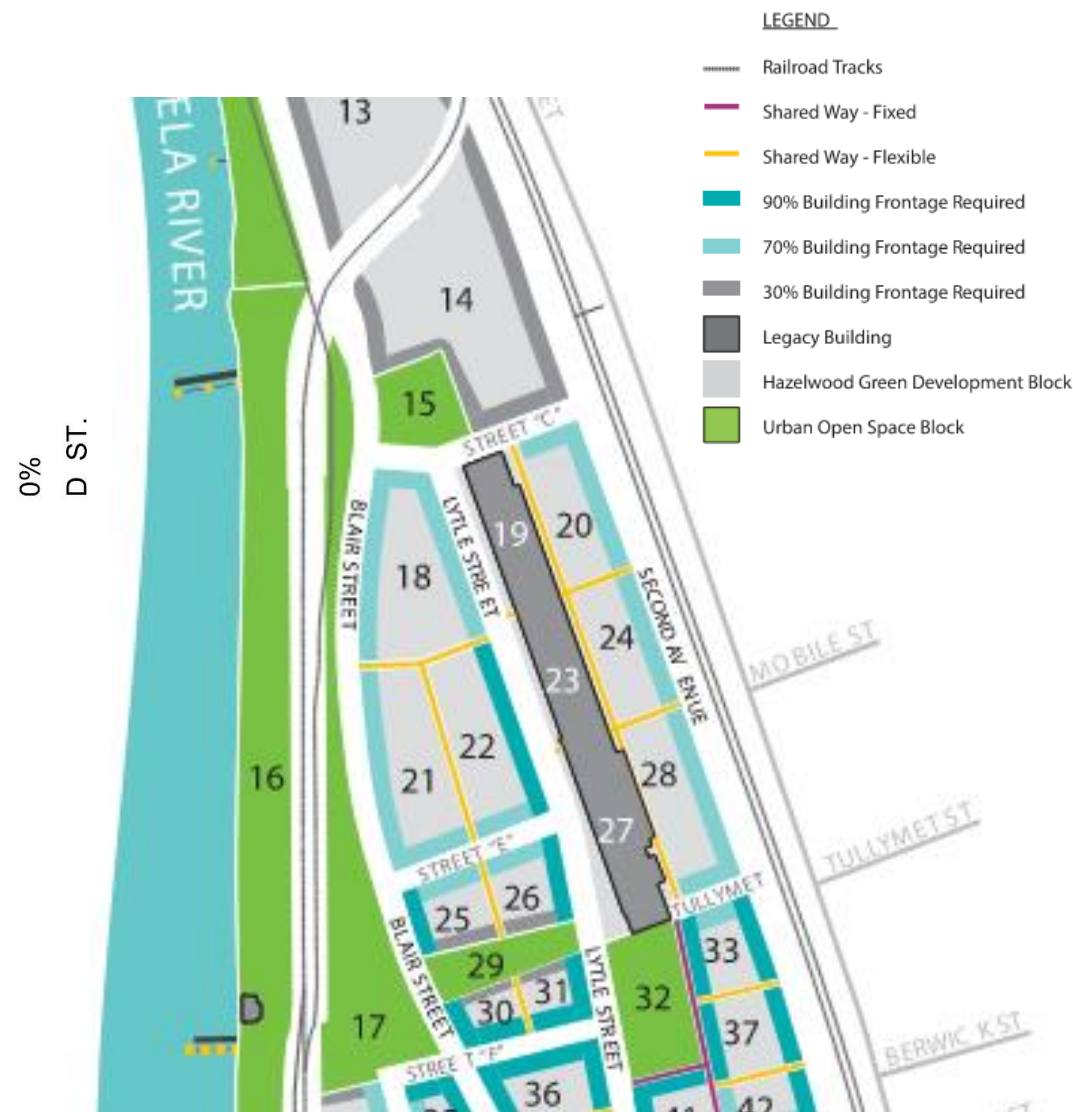
2 SECTION DIAGRAM - ZONING HEIGHTS - BEEHIVE & D



# Building Frontage



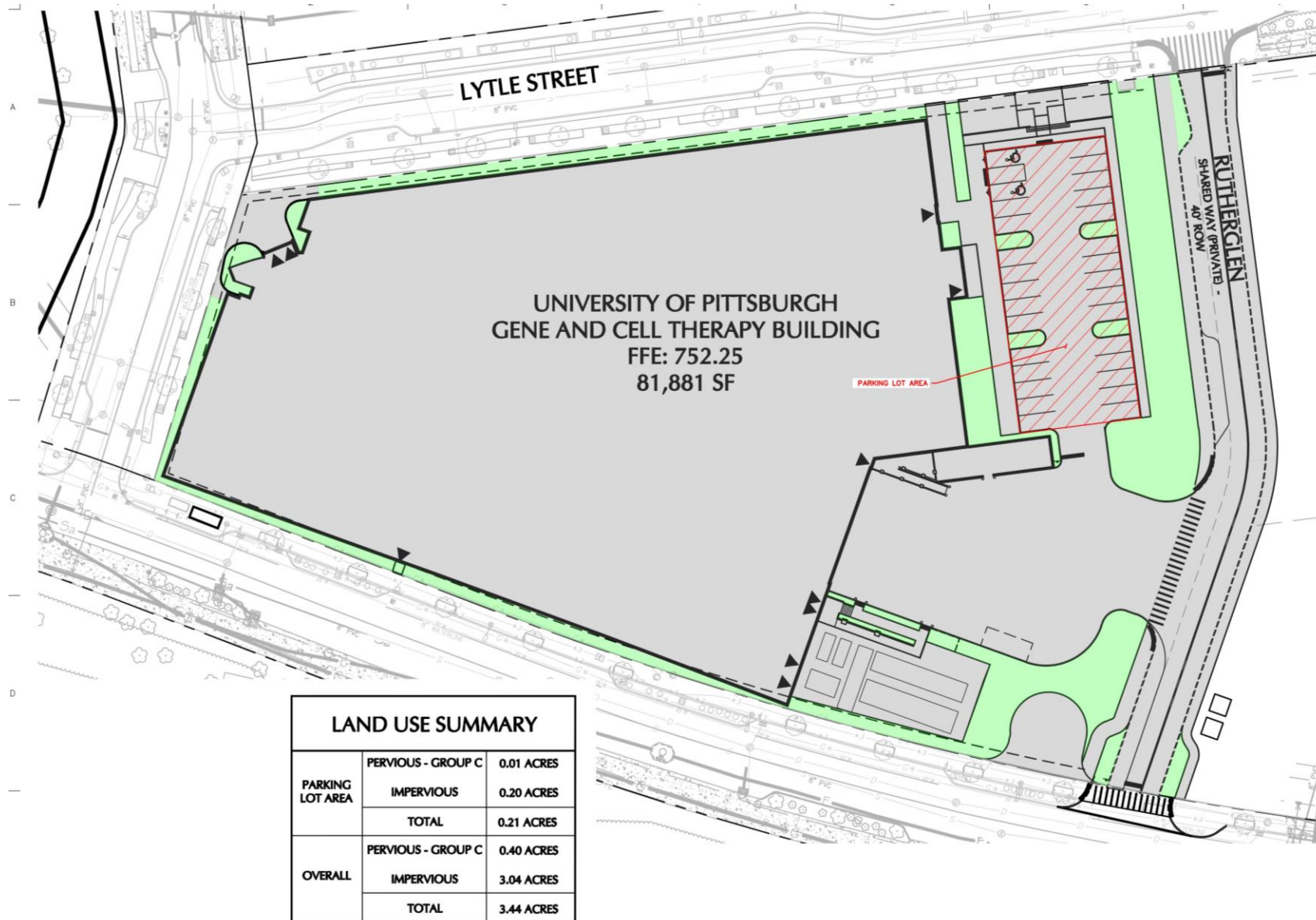
STREET	BUILDING LENGTH	FRONTAGE PERCENTAGE
LYTLE STREET	335'-3"	71%
BEEHIVE STREET	108'-7"	71%
BLAIR STREET	347'-4"	70%

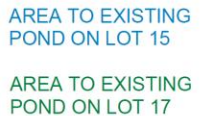






# Pervious & Impervious Coverage

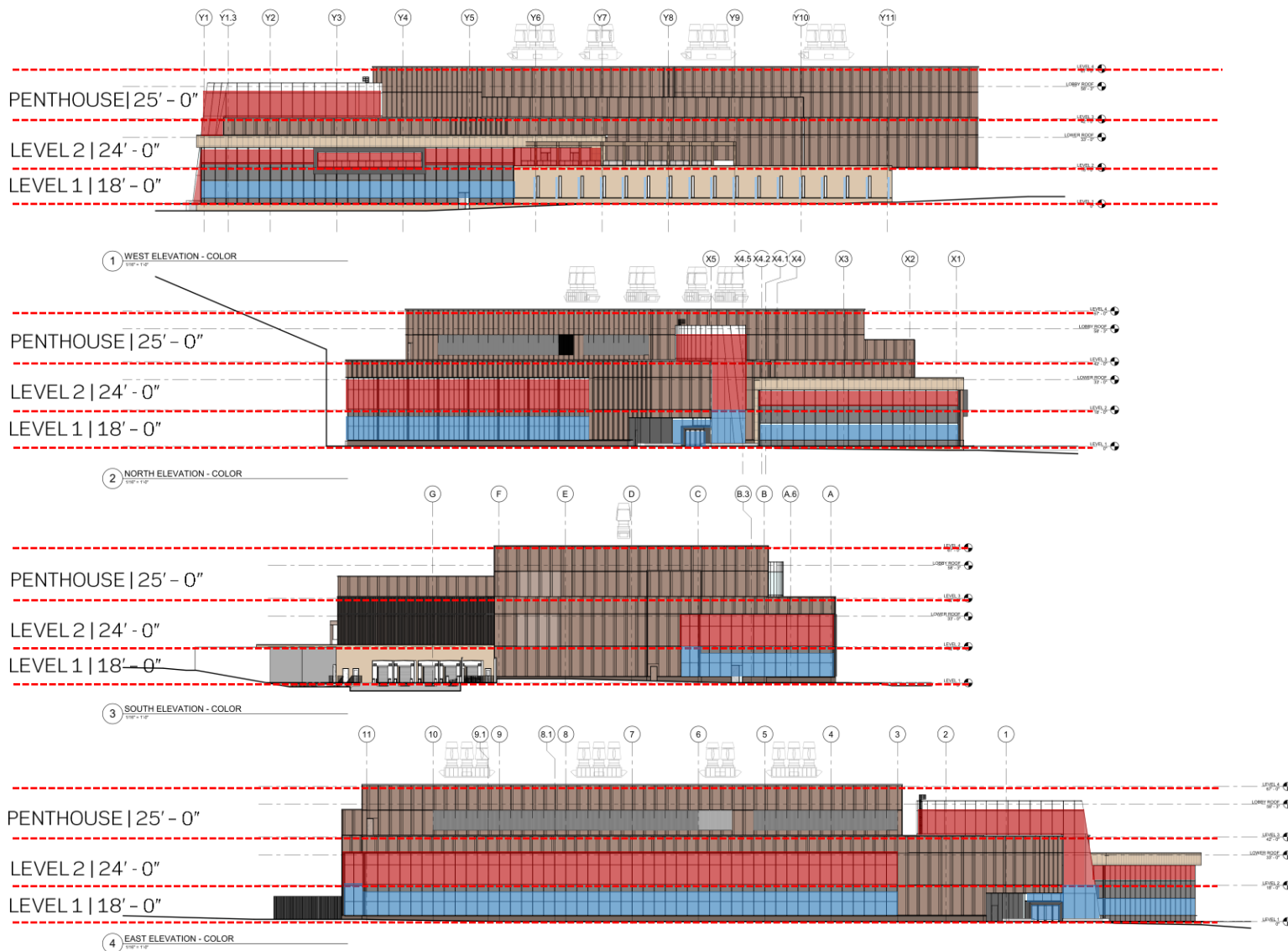








# Transparency

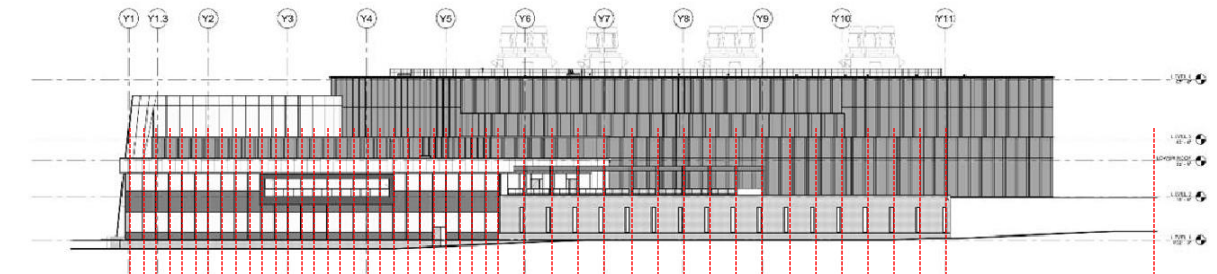


## AGGREGATE TRANSPARENCY

LEVEL 1 2'-12' ABOVE SIDEWALK LEVEL		
TOTAL WALL	GLAZING AREA	% TRANSPARENT
12,593 SF	6,421 SF	51%
LEVEL 2		
TOTAL WALL	GLAZING AREA	% TRANSPARENT
28,625 SF	9,950 SF	31%



# Façade Articulation



BLAIR ST. FAÇADE AVERAGE  
ARTICULATION | 9'-2"

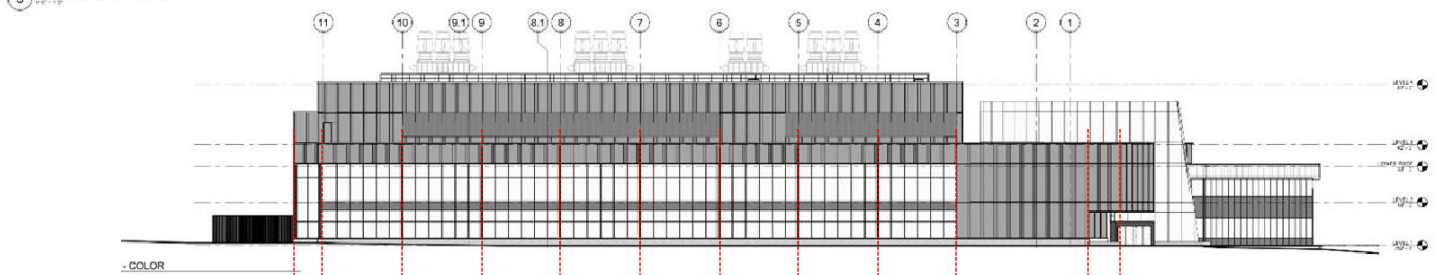


BEEHIVE ST. FAÇADE AVERAGE  
ARTICULATION | 38'-6"

OVERALL BUILDING  
AVERAGE FAÇADE  
ARTICULATION | 16'-4"



D ST. FAÇADE AVERAGE  
ARTICULATION | 23'-7"

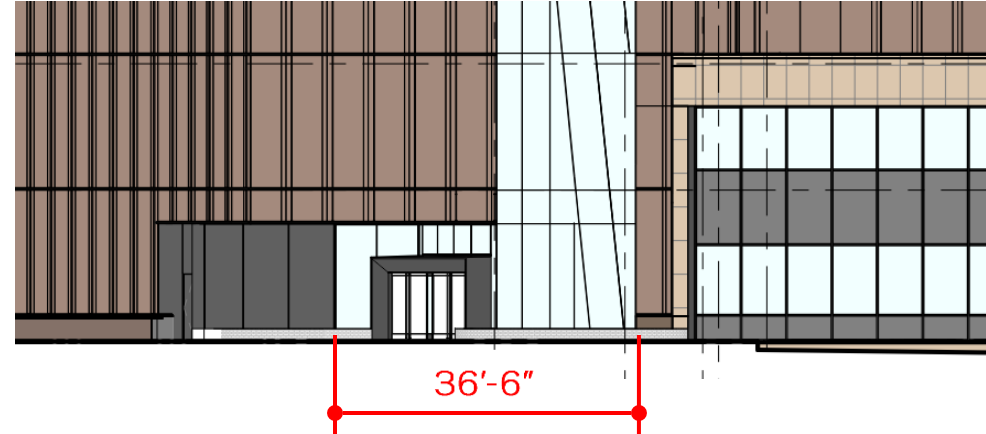
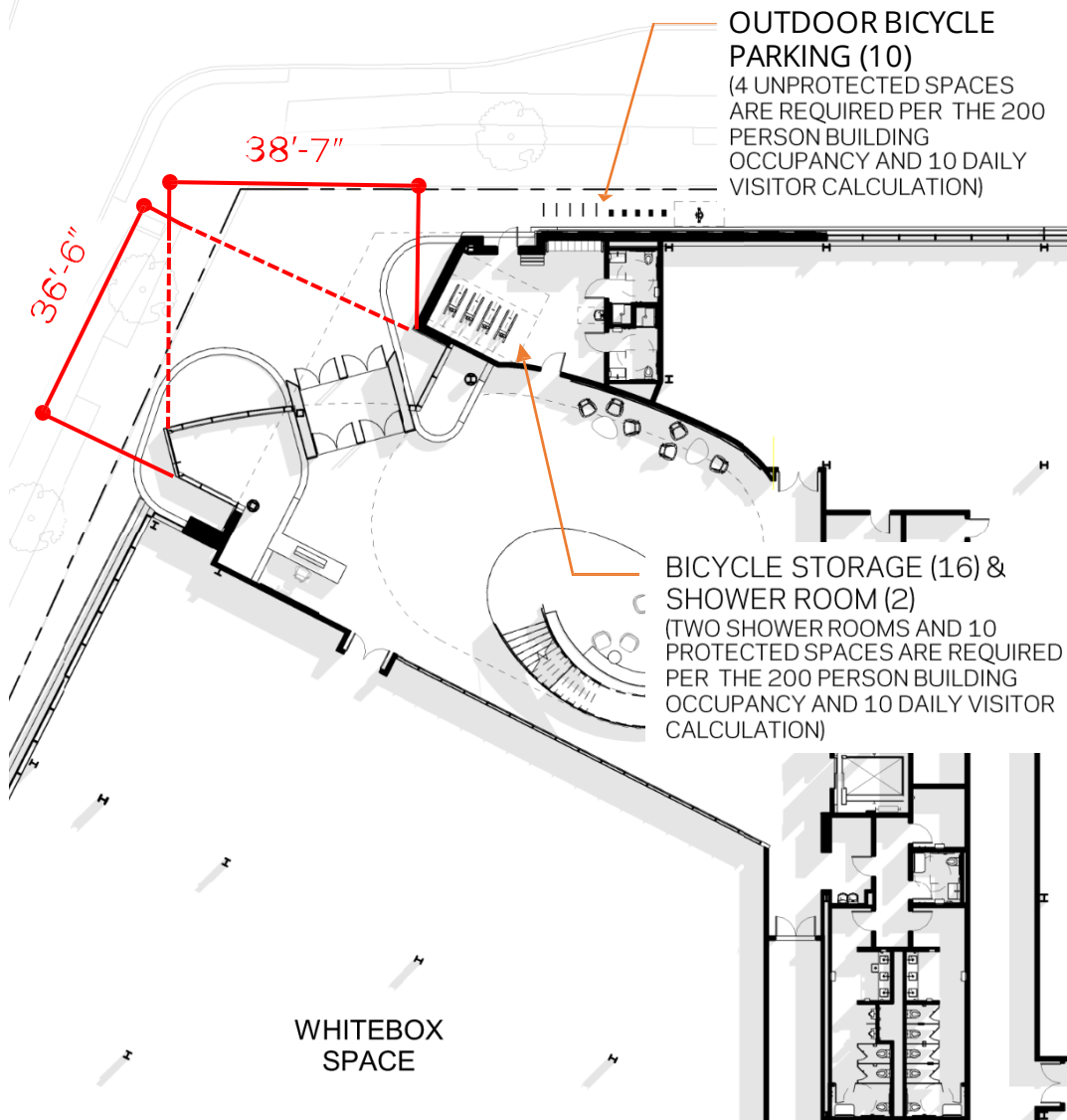


LYTLE ST. FAÇADE AVERAGE  
ARTICULATION | 31'-6"

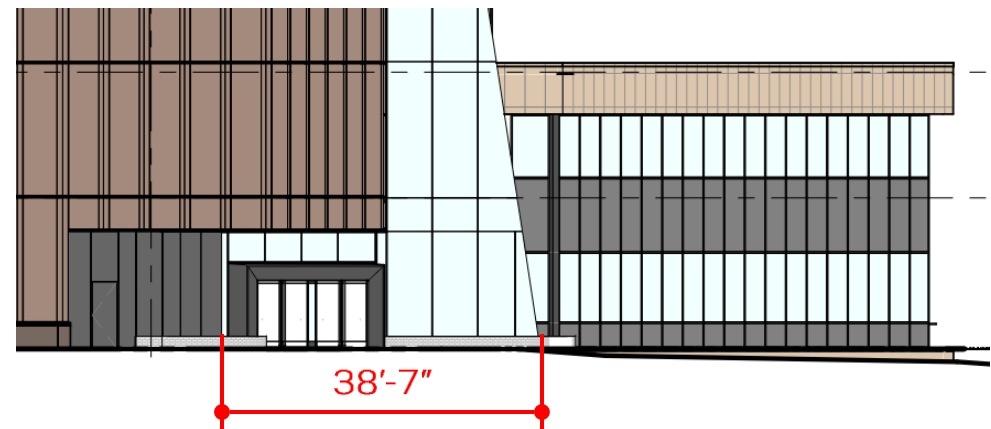




# Front Entrance and Lobby



BEEHIVE STREET FRONTAGE



LYTLE STREET FRONTAGE



# Main Entry

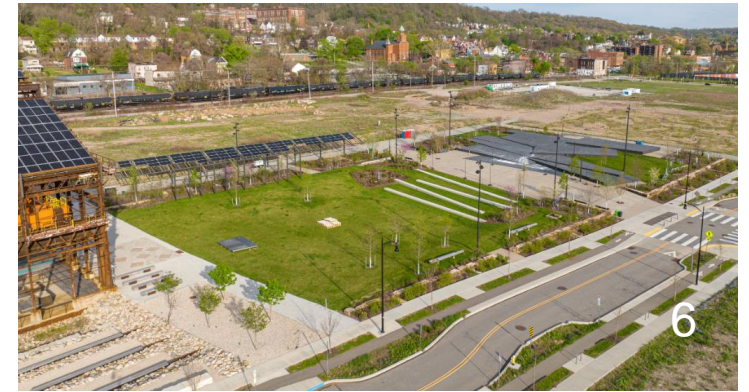
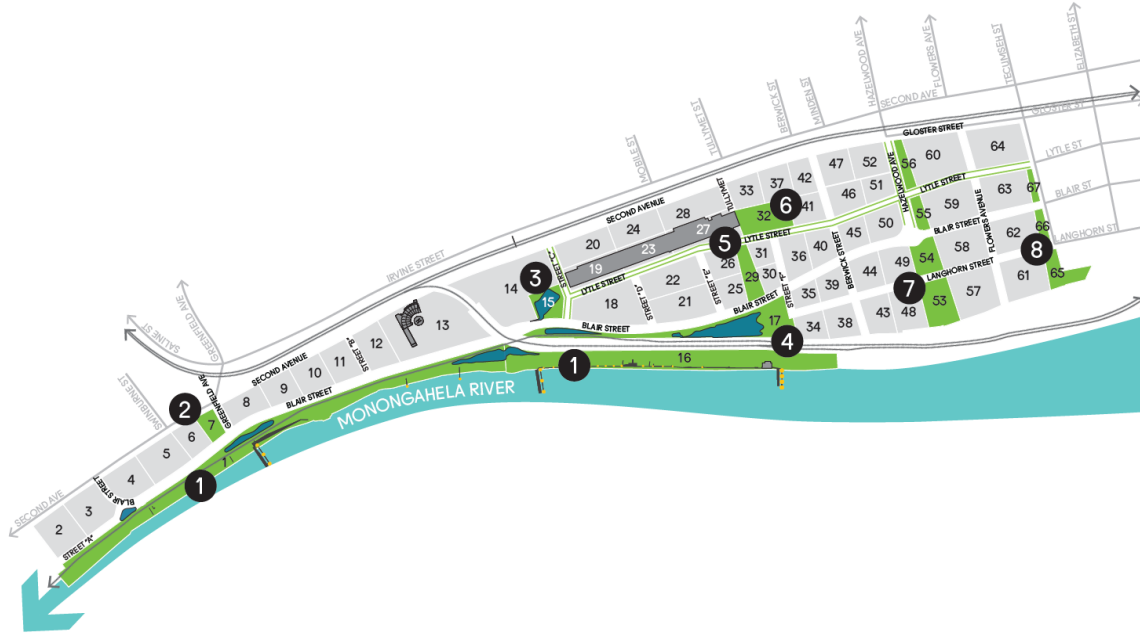






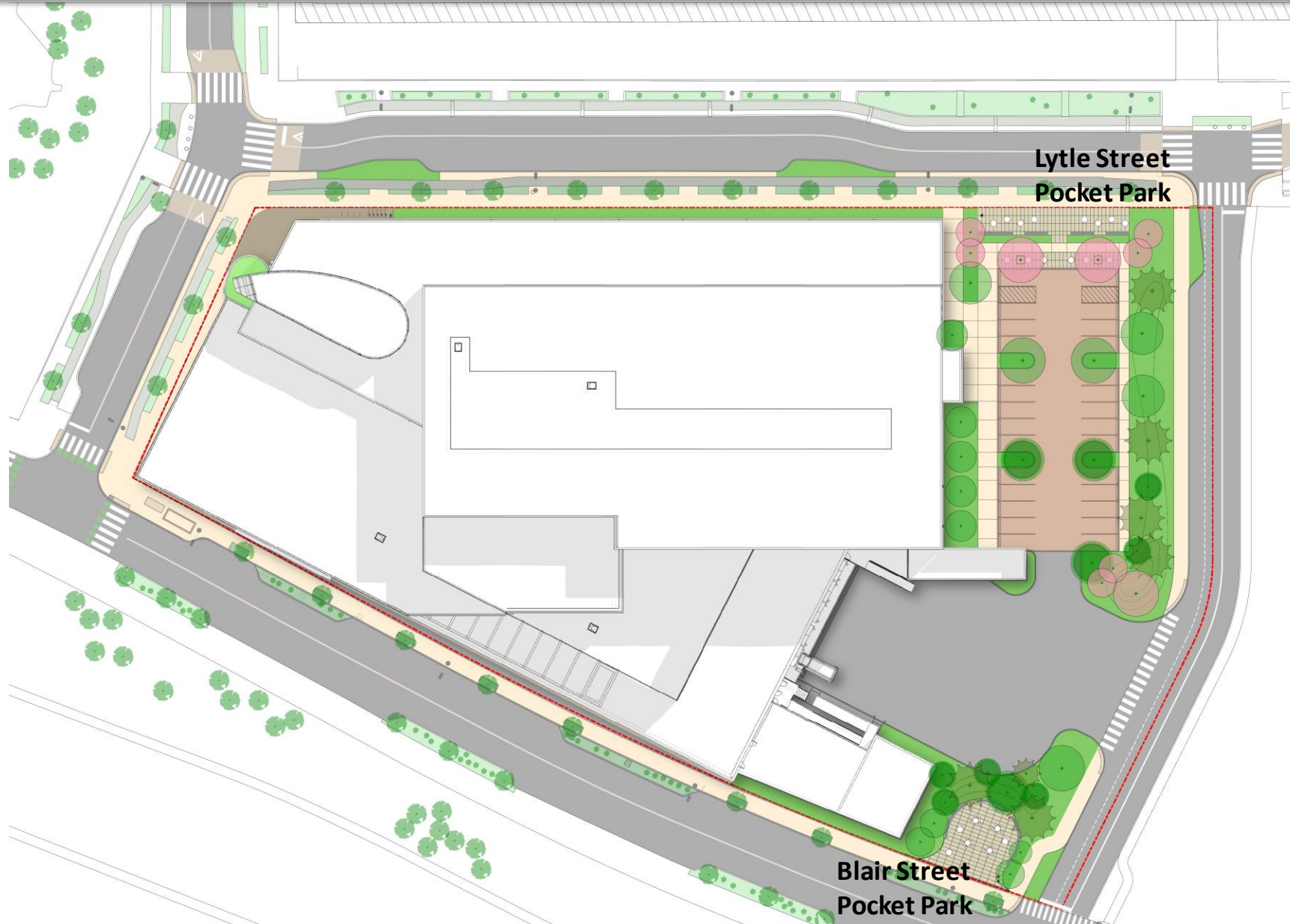
# Urban Open Space

Urban Open Space (UOS)	Acres
Blocks 1 & 16 UOS #1	14.31 acres
Block 7 UOS #2	0.72 acres
Block 15 UOS #3	1.21 acres
Block 17 UOS #4	5.04 acres
Block 29 UOS #5	1.13 acres
Block 32 UOS #6	1.95 acres
Blocks 53, 54, 55, 56 UOS #7	4.29 acres
Blocks 65, 66, 67 UOS #8	1.95 acres





# Landscape Plan







# Lytle Street Pocket Park

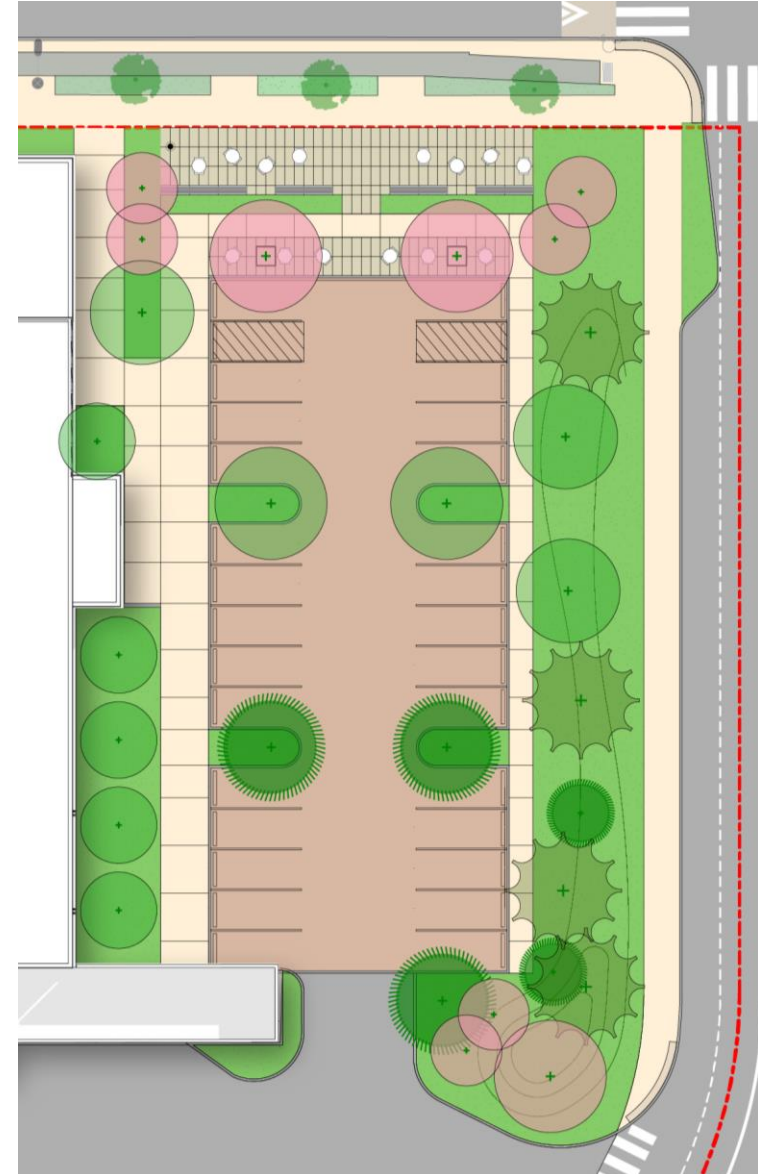


## PLANT VARIETY

- TREES - NATIVE, BROAD LEAF DECIDUOUS SHADE TREES
- UNDERSTORY PLANTING - MIX OF NATIVE PERENNIALS

## MATERIAL DESCRIPTION

- 24" x 48" PAVERS AT POCKET PARK
- MOVABLE FURNITURE
- FREE STANDING WOOD BENCH
- RAISED PLANTER
- CONCRETE SIDEWALK
- TREE PLANTER







# Blair Street Pocket Park



## PLANT VARIETY

- TREES - NATIVE, BROAD LEAF DECIDUOUS SHADE TREES
- UNDERSTORY PLANTING - MIX OF NATIVE PERENNIALS

## MATERIAL DESCRIPTION

- 24" x 48" PAVERS AT POCKET PARK
- MOVABLE FURNITURE
- FREE STANDING WOOD BENCH
- CONCRETE SIDEWALK
- FIXED PICNIC TABLES







# Landscape Plan – Native Plant Variety

## Trees



**Eastern Red Cedar**  
*Juniperus virginiana*  
WIDTH: 10'  
HEIGHT: 30'  
SUN: FULL SUN  
NOTES: EVERGREEN



**American Basswood**  
*Tilia americana*  
WIDTH: 30'  
HEIGHT: 60'  
SUN: FULL SUN/PART SHADE  
NOTES:



**Red Maple**  
*Acer rubrum*  
WIDTH: 30'  
HEIGHT: 40'  
SUN: FULL SUN/PART-SHADE  
NOTES: FALL SHOWY



**Sugar Maple**  
*Acer saccharum*  
WIDTH: 30'  
HEIGHT: 40'  
SUN: FULL SUN/PART-SHADE  
NOTES:



**Flowering Dogwood**  
*Cornus florida*  
WIDTH: 15'  
HEIGHT: 15'  
SUN: FULL SUN/PART-SHADE  
NOTES: BLOOMS APRIL-MAY



**Eastern Redbud**  
*Cercis canadensis*  
WIDTH: 20'  
HEIGHT: 20'  
SUN: FULL SUN/PART-SHADE  
NOTES: APRIL BLOOM



**Serviceberry**  
*Amelanchier canadensis*  
WIDTH: 15'  
HEIGHT: 25'  
SUN: FULL SUN/PART-SHADE  
NOTES: BLOOMS APRIL-MAY



**Pagoda Dogwood**  
*Cornus Alternifolia*  
WIDTH: 20'  
HEIGHT: 15'  
SUN: FULL SUN/PART-SHADE  
NOTES: MAY TO JUNE BLOOM

## Woody Shrubs



**Sweet Pepperbush**  
*Clethra alnifolia 'Ruby Spice'*  
WIDTH: 5'  
HEIGHT: 5'  
SUN: FULL SUN/PART-SHADE  
NOTES: WET TOLERANT



**Inkberry**  
*Ilex glabra Compacta*  
WIDTH: 3'  
HEIGHT: 3'  
SUN: FULL SUN/PART-SHADE  
NOTES: EVERGREEN



**Winterberry**  
*Ilex verticillata 'Winter Red'*  
WIDTH: 6'  
HEIGHT: 6'  
SUN: FULL SUN/PART-SHADE  
NOTES: WET TOLERANT, WINTER INTEREST



**Dwarf Mountain Pine**  
*Pinus mugo var. pumilio*  
WIDTH: 5'  
HEIGHT: 5'  
SUN: FULL SUN  
NOTES: EVERGREEN



**Smooth Viburnum**  
*Viburnum nudum 'Winterthur'*  
WIDTH: 5'  
HEIGHT: 5'  
SUN: FULL SUN/PART SHADE  
NOTES: SHOWY



**Mapleleaf Viburnum**  
*Viburnum acerifolium*  
WIDTH: 4'  
HEIGHT: 3'  
SUN: FULL SUN/PART SHADE  
NOTES: JUNE BLOOM



**Redosier Dogwood 'Cardinal'**  
*Cornus sericea 'Cardinal'*  
WIDTH: 8'  
HEIGHT: 6'  
SUN: FULL SUN/PART SHADE  
NOTES: MAY TO JUNE BLOOM

## Perennials



**False Goat's Beard**  
*Astilbe biterinata*  
WIDTH: 6'  
HEIGHT: 3'-6'  
SUN: PART-SHADE, SHADE  
NOTES: MAY TO JUNE BLOOM



**Barrenwort**  
*Epimedium x rubrum*  
WIDTH: 1'-1.5'  
HEIGHT: 0.5'-1'  
SUN: FULL SUN /PART SHADE  
NOTES: DRY TO MEDIUM



**Common Bearberry**  
*Arctostaphylos uva-ursi 'Massachusetts'*  
WIDTH: 3'-6'  
HEIGHT: 0.5'-1'  
SUN: FULL SUN /PART SHADE  
NOTES: DRY TO MEDIUM



**Allegheny Spurge**  
*Pachysandra procumbens*  
WIDTH: 1'-2'  
HEIGHT: 0.5'-1'  
SUN: FULL SUN /PART SHADE  
NOTES: DROUGHT TOLERANT



**Sallow Sedge**  
*Carex lurida*  
WIDTH: 1'-2'  
HEIGHT: 1.5'-3'  
SUN: FULL SUN/PART-SHADE  
NOTES: MAY TO SEPTEMBER



**Northern Sea Oats**  
*Chasmanthium latifolium*  
WIDTH: 1'  
HEIGHT: 2'-5'  
SUN: DAPPLED SUNLIGHT  
NOTES: JUNE TO OCTOBER



**Tufted Hairgrass**  
*Deschampsia cespitosa*  
WIDTH: 1'-2'  
HEIGHT: 2'-3'  
SUN: PART-SHADE  
NOTES: JULY TO SEPTEMBER BLOOM



**Switch Grass**  
*Panicum virgatum*  
WIDTH: 2'-3'  
HEIGHT: 3'-6'  
SUN: FULL SUN /PART SHADE  
NOTES: JULY TO FEBRUARY





# Landscape Plan – Planned Materials



TRASH/  
RECYCLING RECEPTACLES



WATER FOUNTAIN



BIKE REPAIR



BIKE RACK



E BIKE CHARGING



EV STATION



BENCH

## FURNISHING ELEMENTS



Stamped Concrete



Heavy Duty Asphalt



Cast in Place Concrete



Precast Unit Paver



Steel Planter  
and Seatwall



Stone Unit Paver



Exposed Aggregate  
Concrete



Masonry Planter  
and Seatwall

## SITE MATERIALS

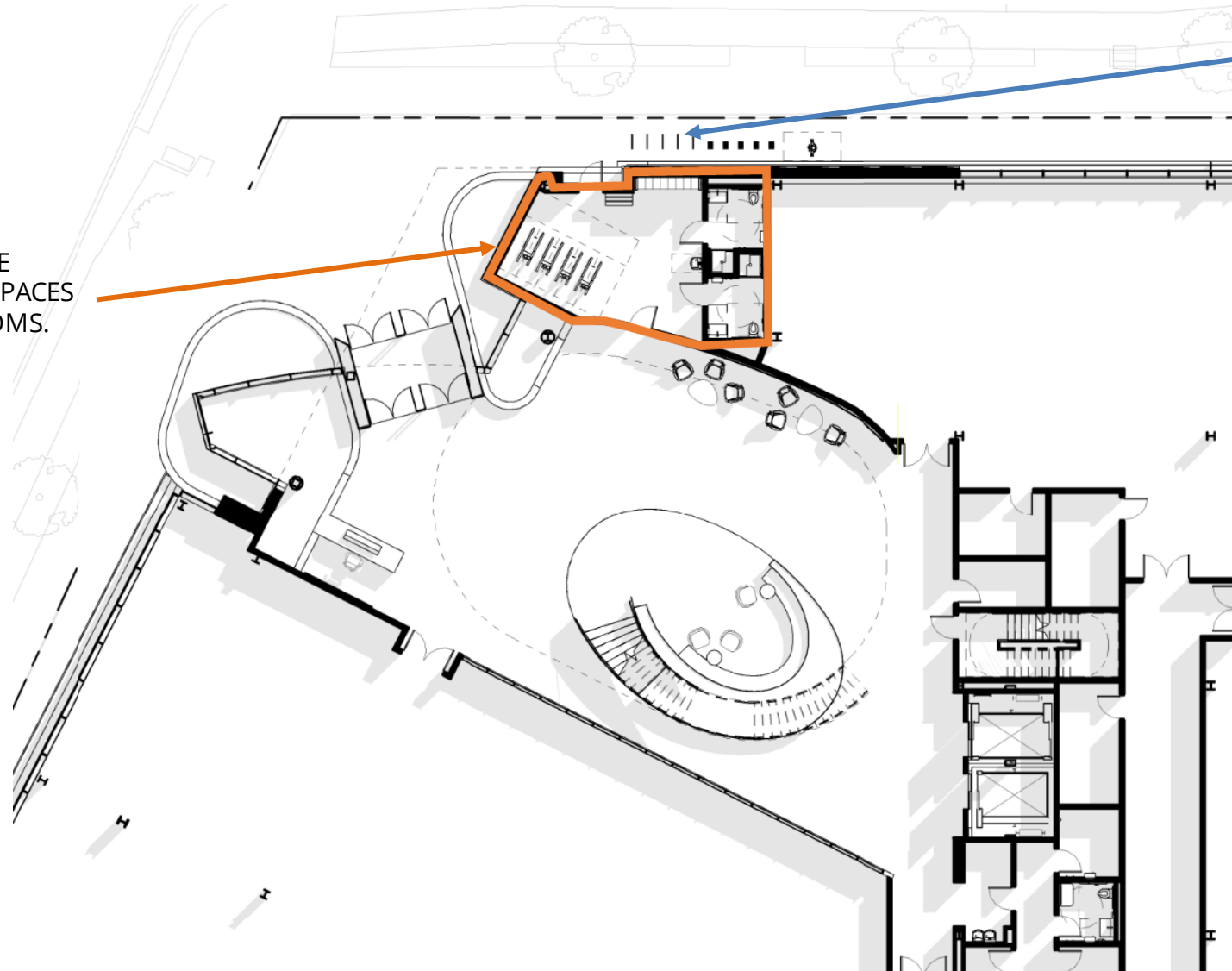




# Bike parking

INTERIOR BICYCLE STORAGE ROOM. UP TO 16 BICYCLE SPACES AND TWO (2) SHOWER ROOMS.

(TWO SHOWER ROOMS AND 10 PROTECTED SPACES ARE REQUIRED PER THE 200 PERSON BUILDING OCCUPANCY AND 10 DAILY VISITOR CALCULATION)



TEN (10) OUTDOOR BICYCLE PARKING SPACES AND BICYCLE FIX-IT STATION

(FOUR UNPROTECTED SPACES ARE REQUIRED PER THE 200 PERSON BUILDING OCCUPANCY AND 10 DAILY VISITOR CALCULATIONS)



# Bike parking







# Sustainability – LEED Gold Checklist



## LEED v4 for BD+C: Core and Shell

### Project Checklist

Y	?	N				
		1	Credit	Integrative Process	1	
20	0	0	<b>Location and Transportation</b>			<b>20</b>
20			Credit	LEED for Neighborhood Development Location v4.1	20	
8	1	2	<b>Sustainable Sites</b>			<b>11</b>
Y			Prereq	Construction Activity Pollution Prevention	Required	
1			Credit	Site Assessment	1	
	1	1	Credit	Site Development - Protect or Restore Habitat v4.1	2	
		1	Credit	Open Space v4.1	1	
3			Credit	Rainwater Management v4.1	3	
2			Credit	Heat Island Reduction v4.1	2	
1			Credit	Light Pollution Reduction	1	
1			Credit	Tenant Design and Construction Guidelines	1	
6	2	3	<b>Water Efficiency</b>			<b>11</b>
Y			Prereq	Outdoor Water Use Reduction	Required	
Y			Prereq	Indoor Water Use Reduction	Required	
Y			Prereq	Building-Level Water Metering	Required	
2	1		Credit	Outdoor Water Use Reduction v4.1	3	
3	1		Credit	Indoor Water Use Reduction v4.1	4	
		3	Credit	Cooling Tower Water Use v4.1	3	
1			Credit	Water Metering	1	
9	13	11	<b>Energy and Atmosphere</b>			<b>33</b>
Y			Prereq	Fundamental Commissioning and Verification	Required	
Y			Prereq	Minimum Energy Performance	Required	
Y			Prereq	Building-Level Energy Metering	Required	
Y			Prereq	Fundamental Refrigerant Management	Required	
5		1	Credit	Enhanced Commissioning	6	
2	6	10	Credit	Optimize Energy Performance	18	
1			Credit	Advanced Energy Metering	1	
	2		Credit	Grid Harmonization v4.1	2	
	5		Credit	Renewable Energy Production v4.1	5	
1			Credit	Enhanced Refrigerant Management	1	

Project Name: U-Pitt Bioforge, Cell & Gene Therapy

Date: 28-Aug-23

5	6	3	Materials and Resources			14
Y			Prereq	Storage and Collection of Recyclables	Required	
Y			Prereq	Construction and Demolition Waste Management Planning	Required	
	3	3	Credit	Building Life-Cycle Impact Reduction v4.1	6	
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations v4.1	2	
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials v4.1	2	
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients v4.1	2	
2			Credit	Construction and Demolition Waste Management v4.1	2	
6	0	4	Indoor Environmental Quality			10
Y			Prereq	Minimum Indoor Air Quality Performance	Required	
Y			Prereq	Environmental Tobacco Smoke Control	Required	
2			Credit	Enhanced Indoor Air Quality Strategies v4.1	2	
3			Credit	Low-Emitting Materials v4.1	3	
1			Credit	Construction Indoor Air Quality Management Plan	1	
		3	Credit	Daylight v4.1	3	
		1	Credit	Quality Views	1	
6	0	0	Innovation			6
1			Credit	Exemplary Performance: Low Emitting Materials v4.1	1	
1			Credit	Exemplary Performance: EPDs v4.1	1	
1			Credit	Pilot: Design for Enhanced Resilience	1	
1			Credit	Innovation: Green Building Education	1	
1			Credit	Innovation: Purchasing, Reduced Mercury Lighting (EBOM)	1	
1			Credit	LEED Accredited Professional	1	
1	3	0	Regional Priority			4
1			Credit	Regional Priority: Enhanced Indoor Air Strategies	1	
	1		Credit	Regional Priority: Building Lifecycle Impact Reduction	1	
	1		Credit	Regional Priority: Renewable Energy	1	
	1		Credit	Regional Priority: Protect or Restore Habitat	1	
61	25	24	TOTALS			Possible Points: 110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



# Sustainability – LEED Strategies

## Sites Strategies

- **Site Assessment:** Site & climate responsive design.
- **Rainwater Management:** project is tied to Hazelwood Green Sitewide stormwater management strategy, including stormwater pond on campus.
- **Heat Island Reduction:** High SRI pavement and roof.
- **Light Pollution Reduction:** Meet upright rating threshold.

## Water Strategies

- **Outdoor Water Use Reduction:** Native and adaptive Plants
- **Indoor Water Use Reduction:** Low-Flow/Flush Fixtures
- **Water Metering:** Submeter Irrigation + Domestic hot water use

## Energy Strategies

- **Enhanced Commissioning:** Enhanced Cx and Envelope Cx are consistent with Pittsburgh Energy Code.
- **Optimize Energy Performance:** Increased insulation, optimize WWR and daylight.
- **Advanced Energy Metering:** Consistent with Pittsburgh Energy Code, University practices.
- **Enhanced Refrigerant Management:** No HCFCs in mechanical.

## Interior Strategies

- **Environmental Tobacco Smoke Control:** Campuswide policy.
- **Enhanced Indoor Air Quality:** Increased Ventilation, MERV 13 Filters, Cross Contamination Prevention, CO2 monitoring.
- **Materials and Finishes:** Low-emitting materials, Environmental Product Declarations, Material Optimization.
- **Construction IAQ Plan:** Develop and implement an IAQ plan for the construction and preoccupancy phases of the building

## Waste Management or Recycle/Reuse Potential

- **Construction Waste Management :** Diverting 75% renovation and demolition waste from at least 4 waste streams.
- **Storage & Collection of Recyclables:** Provide dedicated locations for collection and storage of recyclables (glass, plastics, metals, paper, cardboard), incl batteries and IT (eWaste). Size according to anticipated volume and frequency of pickup service.

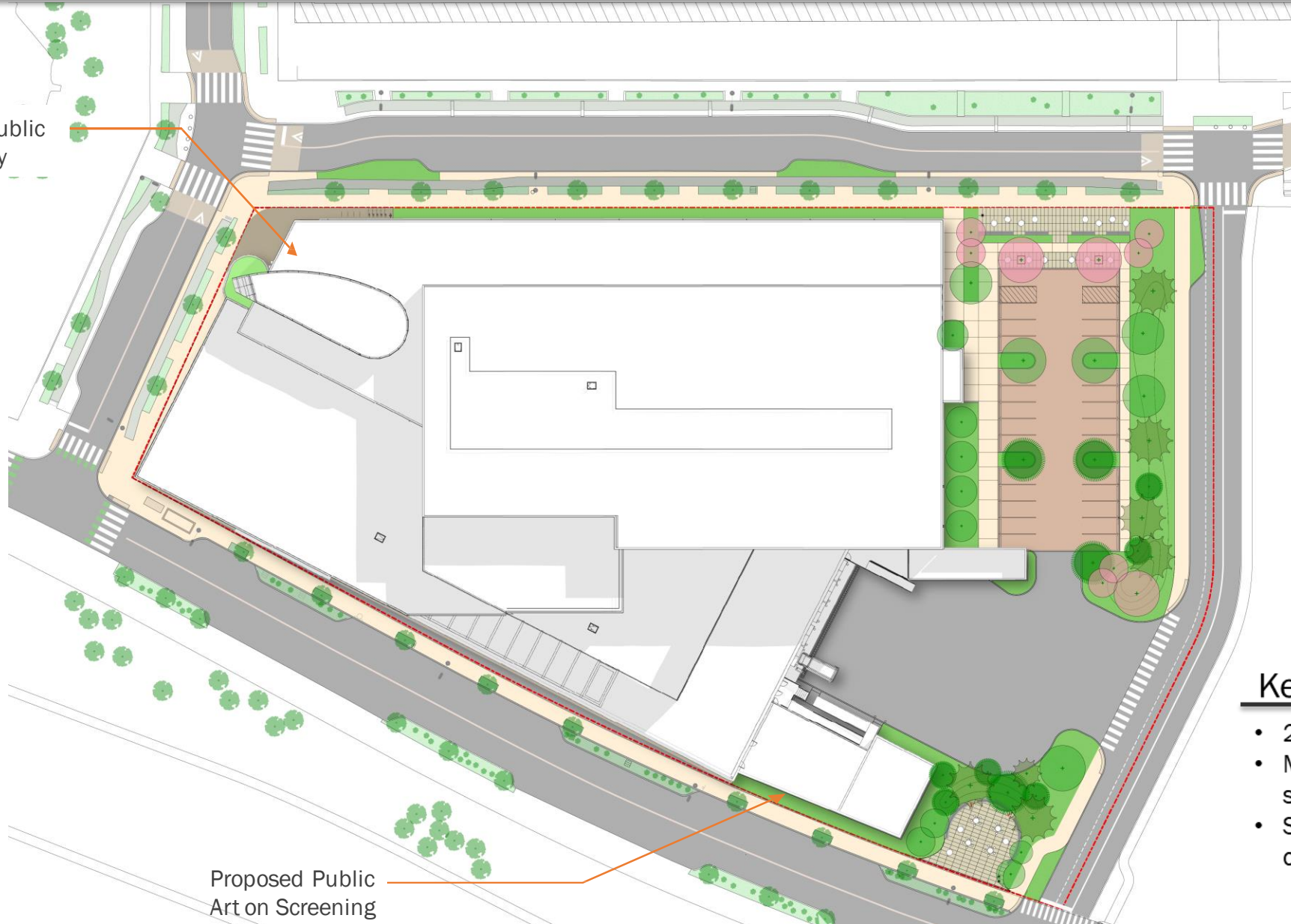






# Public Art Plan

Potential Public  
Art in Lobby



Proposed Public  
Art on Screening

## Key Features of Art Plan

- 2-stage artist selection process
- Modest stipends for finalists' submissions
- Selection based on designs & community participation plans



# Public Art Plan – Blair Street Screenwall Art







# Public Art Plan – Blair Street Screenwall Art

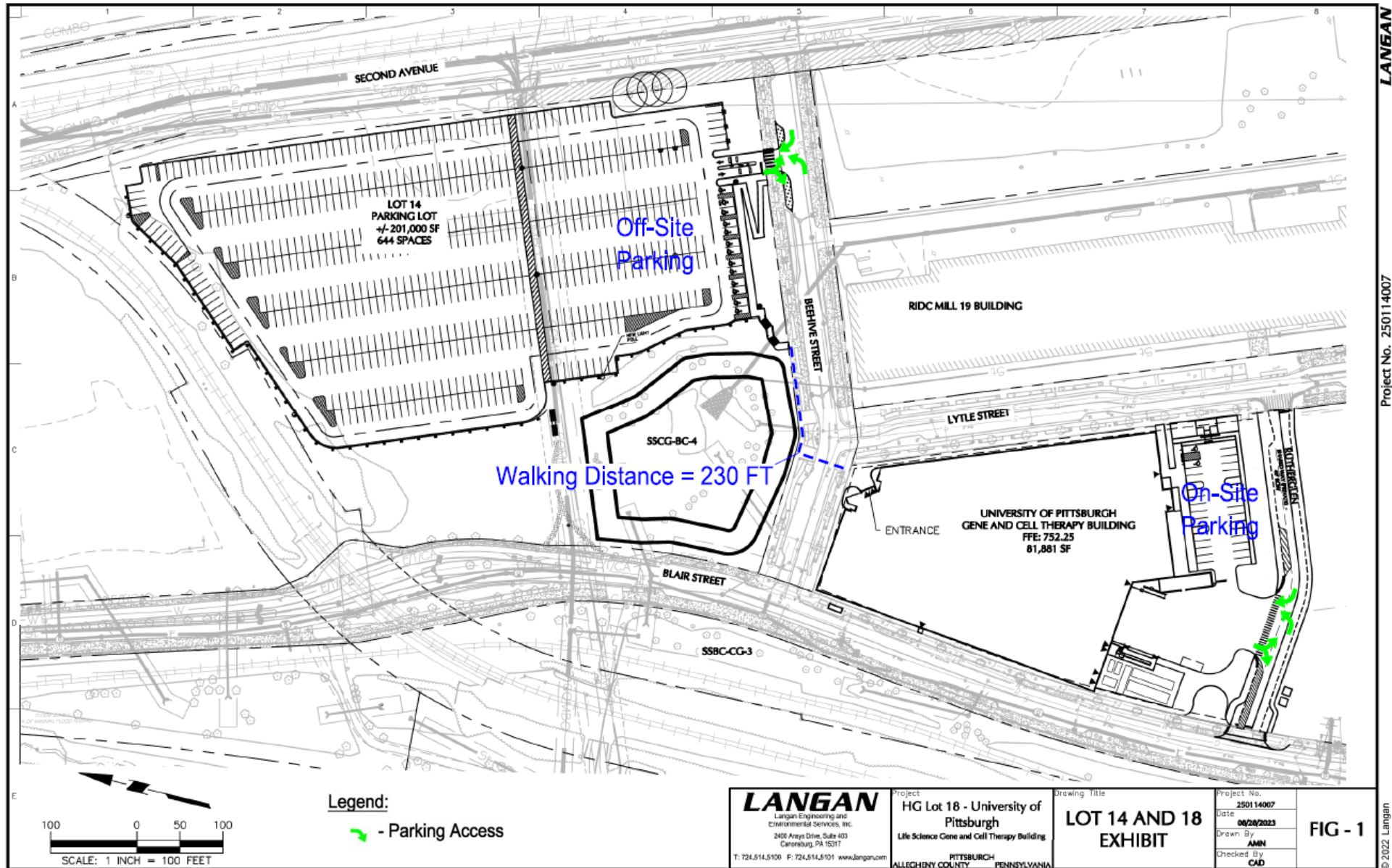


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# Project Parking







# Project Parking

**TABLE 1**  
**PARKING REQUIREMENTS**  
University of Pittsburgh Bioforge Cell and Gene Therapy Facility  
City of Pittsburgh, Allegheny County, Pennsylvania

Development Components	Size <sup>(2)</sup>	Number of Employees	Number of Visitors	Automobile Parking Requirement: City of Pittsburgh Zoning Code						Bicycle Parking Requirement: City of Pittsburgh Zoning Code <sup>(1)</sup>			
				Maximum Requirements <sup>(1)</sup>			Minimum Requirements <sup>(3)</sup>			Required Minimum Outdoor Bicycle Parking		Required Minimum Indoor Protected Bicycle Parking	
				Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved ADA Spaces <sup>(4)</sup>	Off-Street Automobile Parking Rate	Required Number of Automobile Spaces	Required Number of Reserved ADA Spaces <sup>(4)</sup>	Bicycle Parking Rate	Required Number of Bicycle Spaces	Bicycle Parking Rate	Required Number of Bicycle Spaces
Research and Development	117,370 GSF at 80% = 93,896 GLA	200	10	3 Spaces per 1,000 SF	282	8	(Make My Trip Automobile Trip Rate (0.77) * Number of Employees) + Number of Visitors	164	6	2.5% bicycle spaces per visitor with a minimum of 4 bicycle spaces per building	4	At least 5% of all regular building occupants, but not fewer than four (4) spaces per building	10
Light Manufacturing	32,340 GSF at 80% = 25,872 GLA			3 Spaces per 1,000 SF	78								
<b>TOTAL</b>				--	<b>360</b>	<b>8</b>	--	<b>164</b>	<b>6</b>	--	<b>4</b>	--	<b>10</b>

(1) Based on the City of Pittsburgh Urban Zoning Code, Chapter 909.01.Q: SP-10, Hazelwood Green

(2) Size shown is Gross Square Feet (GSF). Per the City of Pittsburgh Urban Zoning Code 914, Section 914.03.C, the calculation of "Floor Area" represents 80% of the GSF.

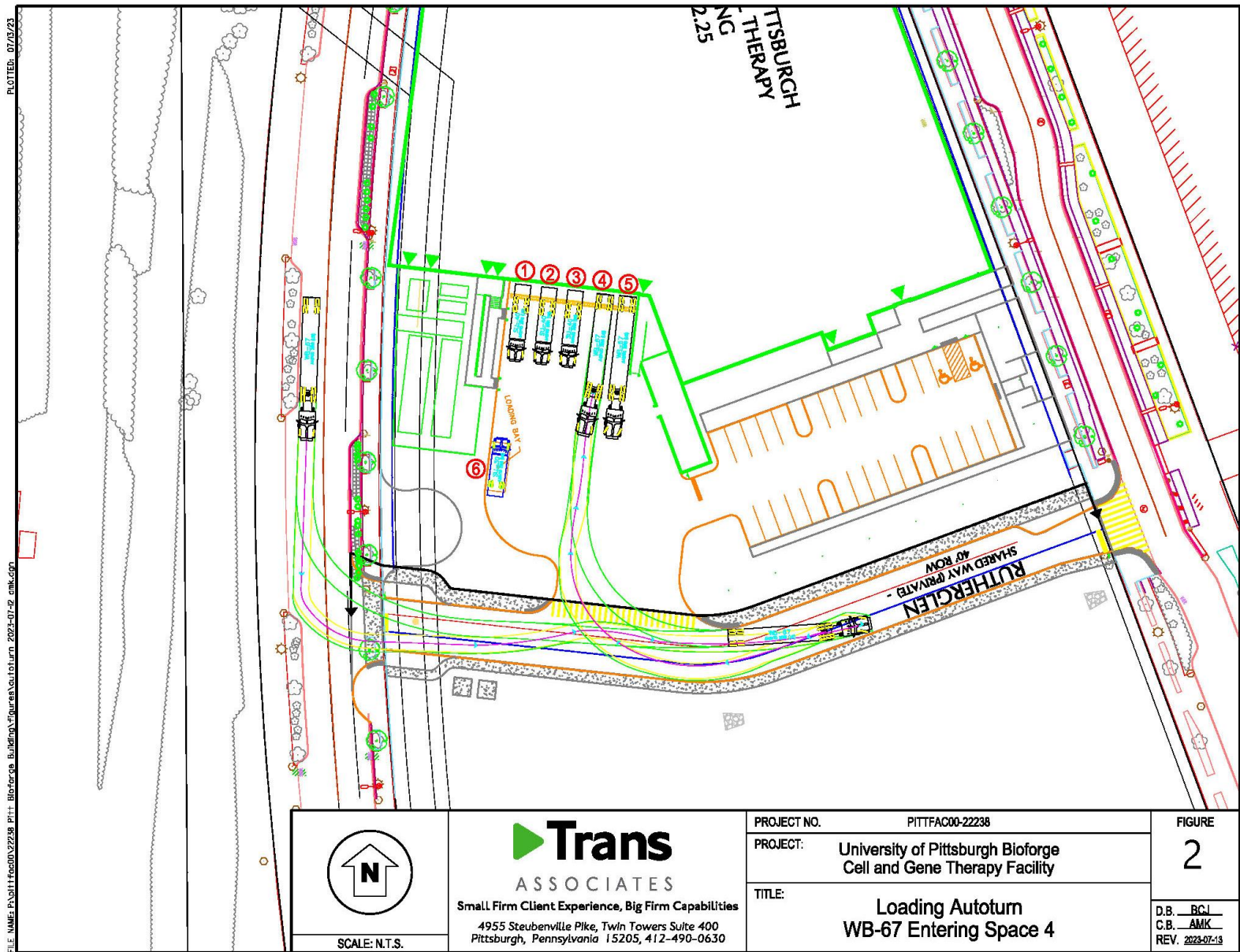
(3) Minimum requirements reflect parking demand requirements calculated using Make My Trip Count data from the City of Pittsburgh applied to the number of employees. To be conservative a parking demand of 1.0 spaces per visitor was used. Then the demands for employees and for visitors were combined, which resulted in the 164 space parking demand.

(4) Parking spaces reserved for persons with disabilities shall be counted toward fulfilling overall off-street parking standards. The number of spaces reserved for persons with disabilities is detailed in Section 914.06.A of the City of Pittsburgh Urban Zoning Code. It should be noted that of the minimum 164 parking spaces, 6 spaces must be reserved for people with disabilities, and of these spaces at least 1 must be an ADA van space.

Source: Analysis by Trans Associates.



# Project Loading







# Transportation Demand Management (TDM) Plan

- General
  - Develop a Mobility Vision Statement or set of mobility goals that are supportive of the organization's mission.
  - Pitt's already established TDM coordinator will expand services to include this development.
  - Establish a TDM coordinator for the anchor tenant who can be the resource person for tenants regarding public transit service, bikeshare, bike room, carpooling incentives.
  - Provide updates on TDM strategies and effectiveness to DOMI.
  - Set a target for SOV trip reductions.
  - Encourage tenants to maximize the opportunities for employees to work from remote locations. Encourage Pitt (and the anchor tenant) to permit flexible work hours.
  - Evaluate providing the number of electric vehicle (EV) charging stations (cost and feasibility) to encourage the use of lower energy options for commuting.
  - Place TDM information on Pitt's (and the anchor tenant's) website.
  - Investigate incentives to promote walking, biking, and taking transit.
- Bicycle
  - Provide a controlled access bike room and a few tools/air pump.
  - Install outdoor public bike racks for employees and visitors.
  - Evaluate installation of an additional POGO bike station at the Hazelwood Green development.
- Parking
  - Set parking cost for leaseholders to encourage non-auto transportation.
  - Limit the number of parking passes/leases issued.
  - Provide remote parking on the Pitt campus for those with multiple work locations.

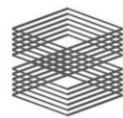


# Transportation Demand Management (TDM) Plan Continued

- Public Transportation
  - Provide an informational board which would provide real time information on public transit and locations of available POGO Bikes.
  - Offer free bus passes to Pitt personnel.
  - Continue marketing and other opportunities with the Pittsburgh Regional Transit in coordination with the main campus.
  - Offer a Guaranteed Ride Home program for car poolers and van poolers.
- Pitt Shuttle Service
  - Provide shuttle service operated by Pitt connecting the Bioforge to Pitt's main campus in Oakland and the PTC site.
  - Explore optimizing shuttle service by collaborating with other local institutions.
  - Evaluate the optimal location of a shuttle station in conjunction with other location institutions.
- Ride Sharing
  - Explore providing easily accessible Uber/Lyft pick-up/drop-off locations.
  - Provide priority parking for carpools and vanpools.
  - Offer a Guaranteed Ride Home program for ride share users.
  - Provide website option, bulletin board, and/or marketing for tenants to connect to each other for ride sharing opportunities. Cross promote with physical literature distributed in key areas and during appropriate events.
- Pedestrian
  - Provide sidewalks to make walking more desirable.
  - Establish strategies to direct pedestrians to bus stops, bike racks, bike repair stations, etc.

It should be noted that some of these items may have already been implemented on the Pitt Main Campus and will just need to be expanded to include this location.





TISHMAN SPEYER



**Turner** JOINT VENTURE  
**IMBUTEC**